



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: August 10, 2023
ITEM NO.: CONSENT
TIME: 10:00 A.M.

TO: Planning Commission
FROM: Stacy Wydra, Principal Planner
SUBJECT: **NORTHSTAR-AT-TAHOE PORCUPINE HILL SUBDIVISION**
EXTENSION OF TIME – TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE
PERMIT (PSUB 20051181)
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

GENERAL / COMMUNITY PLAN: Martis Valley Community Plan

GENERAL / COMMUNITY PLAN DESIGNATION: Low Density Residential, 1 – 5 dwelling units per acre, Forest 40 - 640 Acre Minimum, Open Space

ZONING: RS-B-43-OA (Residential Single-Family, combining a minimum Building site of 43,560 square feet or one-acre minimum, combining Aircraft overflight), RS-B-43, FOR-B-X 160 AC. MIN. (Forestry, combining a minimum Building site of 160 acres and O (Open Space).

ASSESSOR PARCEL NUMBERS: 110-030-070-000, 110-081-085-000

LOCATION: Located approximately six miles southeast of Truckee via State Route 267, off Skidder Trail Road in the Northstar area (More specifically, located off Basque Road in Northstar.)

APPLICANT: Auerbach Engineering Corporation

PROPOSAL

The applicant requests an Extension of Time for a previously approved Tentative Subdivision Map and Conditional Use Permit (PSUB 20051181) to allow for the creation of 12 new single-family residential lots on 48.6 acres of the subject site leaving a 218.04-acre remainder parcel. This is the project's fourth Extension of Time request and would allow the Tentative Subdivision Map and Conditional Use Permit to remain valid until May 6, 2024.

CEQA COMPLIANCE

A Mitigated Negative Declaration was prepared for this project and adopted by the Planning Commission on November 6, 2007. Pursuant to CEQA Guidelines section 15162, Environmental Coordination Services staff has determined that no changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request. The Planning Commission is required to make a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate agencies, public interest groups, and citizens were sent copies of the public hearing notice. Community Development Resource Agency staff and the Engineering and Surveying Division, Department of Public

Works, Building Services Division, Environmental Health Services, Air Pollution Control District and the Fire Department were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

SITE CHARACTERISTICS

The subject site, which is undeveloped, is located approximately six miles southeast of Truckee via State Route 267, off Skidder Road in Northstar area. The subject property contains slopes that vary between 15 and 25 percent. Middle Martis Creek borders the site along the far northeast end. The site contains two unimproved access roads, one along the northern end of the site, connecting to State Highway 267 and one along the western end of the site, to the east of the existing residences along Skidder Trail Road. The site is dominated by open mixed conifer forest habitat with an understory of sagebrush and grasses. Existing trees on-site are young to middle growth, due to past logging activities on the subject property. The site includes three dry swales on the western portion of the site, which do not support wetland vegetation.

EXISTING LAND USE AND ZONING

Location	Zoning	Martis Valley Community Plan	Existing Conditions and Improvements
Site	RS-B-43-OA (Residential Single-Family, combining a minimum Building site of 43,560 square feet or one-acre minimum, combining Aircraft overflight); RS-B-43, FOR-B-X 160 AC. MIN. (Forestry, combining a minimum Building site of 160 acres;O (Open Space).	Low Density Residential 1-5 Dwelling Units Per Acre; Forest 40 - 640 Acre Minimum; Open Space	Undeveloped
North	O (Open Space)	Open Space	Undeveloped
South	RES-UP-DS (Resort, combining a Required Use Permit and Design Scenic Corridor) and RM PD=15 (Residential Multi-Family, combining a Planned Residential Development of 15 Units Per Acre)	Forest, 40 - 640 Acre Minimum; Tourist/Resort Commercial	Developed with commercial uses
East	RF-B-X 10 Ac. Min (Residential Forest, combining Minimum Building Site of 10 Acres) and O (Open Space)	Forest Residential 2.5 -10 Acre Minimum; Open Space	Undeveloped
West	RS (Residential Single-Family)	Low Density Residential 1-5 Dwelling Units Per Acre	Single-Family Residences

BACKGROUND

On September 13, 2007, the Planning Commission approved the Tentative Subdivision Map and adopted the Mitigated Negative Declaration for the Northstar-At-Tahoe Porcupine Hill subdivision (PSUB 20051181). The Planning Commission also recommended that the Board of Supervisors (Board) approve the requested rezone of the project. At its November 6, 2007 meeting, the Board took action to approve the rezone for the project and adopted the Mitigated Negative Declaration.

Minor Land Division (PMLD 20080610)

In November 2009, the Parcel Review Committee approved a Minor Land Division for the subject property to create Parcel 1, a 48.6-acre parcel, and a 218-acre, unsurveyed, Remainder Parcel. The recorded Parcel Map (DPM20080610, Book 35 of Parcel Maps, Page 98) was created with a condition of “no development rights” until such time the owner receives Final Map approval for the Northstar-at-Tahoe Porcupine Hill Tentative Subdivision Map. In the event the applicant does not file a Final Map, the project is conditioned so that the applicant is required to obtain a Certificate of Compliance pursuant to Government Code Section 66424.6 prior to the development of Parcel 1 or the Remainder Parcel. The Parcel Map (DPM20080610) was recorded in October 2015 (Book 35 of Parcel Maps, Page 98).

Automatic Time Extensions from 2007-2016

The Tentative Subdivision Map and Conditional Use Permit originally had an expiration date of November 6, 2009. However, per Senate Bill 1185, which allowed an automatic one-year extension and another two-year extension from Assembly Bill 333, the Tentative Subdivision Map was automatically extended to November 6, 2012. Later Assembly Bills 208 and 116 were applied to extend the map four additional years. With the adoption of the Placer County Ordinance 5624-B (extensions of time for certain County development entitlements associated with automatic State extensions for maps) and the above-mentioned Bills, the Tentative Subdivision Map and Conditional Use Permit were automatically extended to November 6, 2016.

Two-Year Extension of Time

On December 15, 2016, the Planning Commission approved a two-year Extension of Time for the Porcupine Hill Estates Tentative Subdivision Map and Conditional Use Permit. An appeal of the Planning Commission’s approval of the two-year Extension of Time was filed by Wayne and Perry Ann Jeveli. The Jeveli’s appeal was based on concern over traffic and the project’s access onto Basque Road. The Board considered the appeal at its March 7, 2017, meeting and upheld the decision of the Planning Commission and approved the two-year Extension of Time. As such, an expiration date of November 6, 2018 was applied to the project.

One-Year Extension of Time

The Planning Commission approved an additional one-year Extension of Time for the Porcupine Estates Tentative Subdivision Map and Conditional Use Permit at the January 10, 2019 Planning Commission hearing resulting in a new expiration date of November 6, 2019.

Zoning Text Amendments

On May 14, 2019, the Board adopted Ordinance Number 5960-B which amended Section 17.58.160 *Permit time limits, exercising of permits, and extensions* of the Zoning Ordinance. Specifically, the amendment allowed for an approved conditional use permit the possibility of six years’ worth of extension in two-year increments, whereas only three years of extension were allowed. Further, the change was requested to be consistent with the extension of time provisions allowed for Subdivision Maps in County Code (Section 17.58.160 (C), Extensions of Time).

Two-Year Extension of Time

On December 5, 2019, the Planning Commission approved an additional two-year Extension of Time for the Porcupine Estates Tentative Subdivision Map and Conditional Use Permit (PSUB 20051181) resulting in a new expiration date of November 6, 2021.

AB1561 Extension of Time

On September 28, 2020, Governor Gavin Newsom signed AB 1561 into law, extending the validity of certain categories of residential development entitlements for 18 months. Under AB 1561, qualifying developments benefit from additional time to overcome any impacts the COVID pandemic had on a project’s planning, financing or construction. All such qualifying housing entitlements were granted a statutory extension of 18

months. Therefore, the expiration date for the Porcupine Estates Tentative Subdivision Map and Conditional Use Permit was May 6, 2023.

DISCUSSION

On February 23, 2023, the applicants submitted a request for an extension of time for the Northstar-At-Tahoe Porcupine Hill Tentative Subdivision Map and Conditional Use Permit (PSUB 20051181). Since five years of extensions have previously been granted, a final extension of one year is allowed, which would result in a new expiration date of May 6, 2024.

The applicant indicates this request for an Extension of Time is due to the slow recovery of market conditions resulting from the pandemic, loss of financial resources from the 2021 Caldor Fire, and the complex nature of the project's approval process.

Porcupine Hill Estates is a subsidiary of Booth Creek Resort Properties, LLC ("BCRP"), together with its sister company Sierra-at-Tahoe, LLC ("Sierra-at-Tahoe"). The Sierra-at-Tahoe resort was significantly damaged during the Caldor Fire in August and September 2021. The resort suffered substantial damage to virtually all its ski lifts, destruction of a major maintenance facility and related operating equipment, and fire damage to approximately 80 percent of the tree stocks within the resort boundaries. As a result, the Sierra-at-Tahoe resort was unable to operate during the 2021/22 ski season. All BCRP's resources, including management and administrative personnel and financial resources, have been devoted to the restoration and remediation of the Sierra-at-Tahoe resort, which partially reopened in December 2022. Further restoration and remediation efforts at the resort are continuing in 2023.

To date, the developer has demonstrated its continued due diligence in pursuing implementation of the project as follows:

- Final Map: The applicant submitted a Final Map application on January 29, 2019. County staff completed a second review of the Final Map and submitted comments to applicant on February 26, 2019.
- Improvement Plans (4th Submittal): The applicant submitted improvement plans to the County on June 6, 2019. The most recent review of submittals resulted in County staff comments of the fourth submittal of improvement plans to the applicant on August 15, 2019.
- Design Review: Design Review of the project was reviewed and approved on August 20, 2019, as required pursuant to Condition No. 6.

In addition to needing time to complete the County requirements for Improvement Plans and Final Map, the request for an additional one-year Extension of Time request is based on the following:

1. Emergency Vehicle Access (Condition No. 35). With the initial review and approval of the proposed subdivision in 2005, the Northstar Community Services District (NCSD) conditioned the project to construct an Emergency Vehicle Access (EVA) from the north end of the project site to Lower Sawmill Flat Road. Specifications of the EVA design were also included in the condition and the designers had designed the EVA to those specifications. However, during the review of the Improvement Plans, the applicants were informed that conditions have changed for the specifications for the EVA and the applicants had to redesign to accommodate the new specifications for the EVA. After negotiating alternative designs and alignments for the EVA with NCSD for several months, the parties came to an agreement on the EVA specifications. However, the relative maintenance agreements for the EVA are still under review. Despite this delay, two Improvement Plan reviews that did not include the EVA have been completed by Placer County, which demonstrates the applicant's diligence in meeting the other project conditions while addressing NCSD's changed conditions.
2. Offsite Easements. The project requires 12 offsite easements in order to accomplish drainage, access, and utility objectives. Since the original approval of the Porcupine Hill Estates, the surrounding lands

were acquired by a new entity, and leased for resort purposes by VAIL Resorts. While there are agreements in place addressing these offsite easement, the process for acquiring those easements is vastly more complicated, involving both the land owner and the leaseholder (VAIL Resorts) review, negotiation and approval. This delay has been exacerbated by the new issues arising from the NCSD's EVA requirements which must be separately negotiated with the owner/lessee of the remainder lands. This process is creating significant delays in the completion of the documentation required to vest the approval of the Porcupine Hill Subdivision project.

3. Trail Easement (Condition No. 44). Condition No. 44 requires a blanket dedication for a trail easement across the Remainder Lot. The new EVA requirements, as discussed above, impacted the Placer County Martis Valley Trail Phase 3B, also known as the Martis Trail. The Porcupine Hill Estates and Placer County had been working on trail easements over the past year. Placer County has completed the design for the Martis Trail through the Porcupine Hill area and have been engaged with VAIL Resorts to secure the necessary easements.
4. Extension of Time Appeal. The original request for a two-year time extension, in 2016, was approved by the Planning Commission on December 15, 2016 and then appealed to the Board. The appeal was heard by the Board on March 7, 2017 which shortened the approved extension by three months, resulting in an additional delay to complete the filing of the Final Map and Improvement Plans by November 6, 2018.

Although the applicants have not been able to complete the recordation of the Final Map or the completion of the Improvement Plans, they have recorded the aforementioned Parcel Map which has created the parcel of which the 12-lot subdivision would occur on. Furthermore, in November 2007, the applicants proceeded with the rezone of the property, in compliance with Condition No. 66, which otherwise now allows for the 12-lot residential lot subdivision.

Staff has determined that approval of the final one-year Extension of Time is warranted given the applicant's efforts in pursuing the implementation of the project and the compliance with the required conditions of approval and efforts to achieve those requirements as outlined in this staff report.

RECOMMENDATION

The Development Review Committee recommends that the Planning Commission approve a final one-year Extension of Time request for the Northstar-At-Tahoe Porcupine Hill Tentative Subdivision Map and Conditional Use Permit (PSUB20051181) in reliance on the previously adopted Mitigated Negative Declaration and Conditions of Approval, as modified, subject to the following findings:

FINDINGS

CEQA

A Mitigated Negative Declaration (State Clearinghouse #2007082056) was prepared for this project and was adopted by the Planning Commission on November 6, 2007. The Planning Commission finds that no changes have occurred in the project or to existing circumstances that warrant additional environmental analysis for the Extension of Time request.

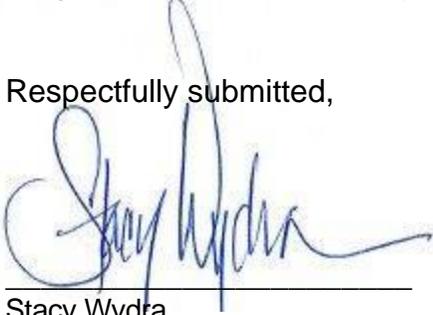
Extension of Time

1. No changes are being proposed to the Northstar-at-Tahoe Porcupine Hill Estates Subdivision from the manner in which it was originally reviewed and approved;
2. No change of conditions or circumstances has occurred with the Northstar-at-Tahoe Porcupine Hill Estates Subdivision that would have been grounds for denying the original application;
3. The applicant has been diligent in pursuing implementation of the Northstar-at-Tahoe Porcupine Hill Estates Subdivision by undertaking reasonable efforts to satisfy the Conditions of Approval, including but not limited to, recordation of the Parcel Map, four Improvement Plan submittals and completing Design Review requirements but has been hindered due to issues obtaining the 12 offsite easements

required, as well as the slow recovery of market conditions resulting from the pandemic, and delays resulting from the 2021 Caldor Fire;

4. Modified conditions have been imposed which update the permit and map to reflect current adopted standards and ordinance requirements; and
5. An extension of the expiration date for the Tentative Subdivision Map is consistent with the objectives, policies, general land use and programs as specified in the Placer County General Plan and Martis Valley Community Plan and will not be detrimental to the orderly development of the County or to the general public health, safety, or welfare.

Respectfully submitted,



Stacy Wydra
Principal Planner

ATTACHMENTS

- Attachment A: Vesting Tentative Maps with Site Map
- Attachment B: Recommended Conditions of Approval
- Attachment C: Mitigated Negative Declaration

cc: David Kwong –CDRA Director
Crystal Jacobsen – Assistant CDRA Director
Chris Pahule – Planning Director
Clayton Cook – County Counsel
Phil Frantz – Engineering and Surveying Division
Ed Staniforth – Engineering and Surveying Division
Mohan Ganapathy – Environmental Health
Danielle Pohlman – Environmental Health Division
Ted Rel – Parks Division
Lisa Carnahan – Parks
Rich Moorehead – Public Works
Katie Jackson – Public Works
Brad Brewer – Flood Control
Kristy Ames – Environmental Engineering
Angel Green – CDRA/Air Quality
Applicant – Auerbach Engineering
Property Owner – Brian Pope

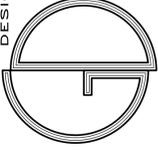
PORCUPINE HILL DRAFT VESTING TENTATIVE MAP

PORCUPINE HILL ESTATES

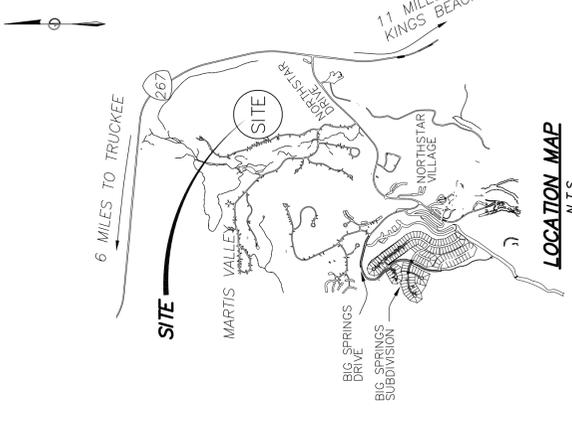
APN: 110-030-061

NORTHSTAR, CA.
PLACER COUNTY

GARY DAVIS GROUP
DESIGN AND ENGINEERING



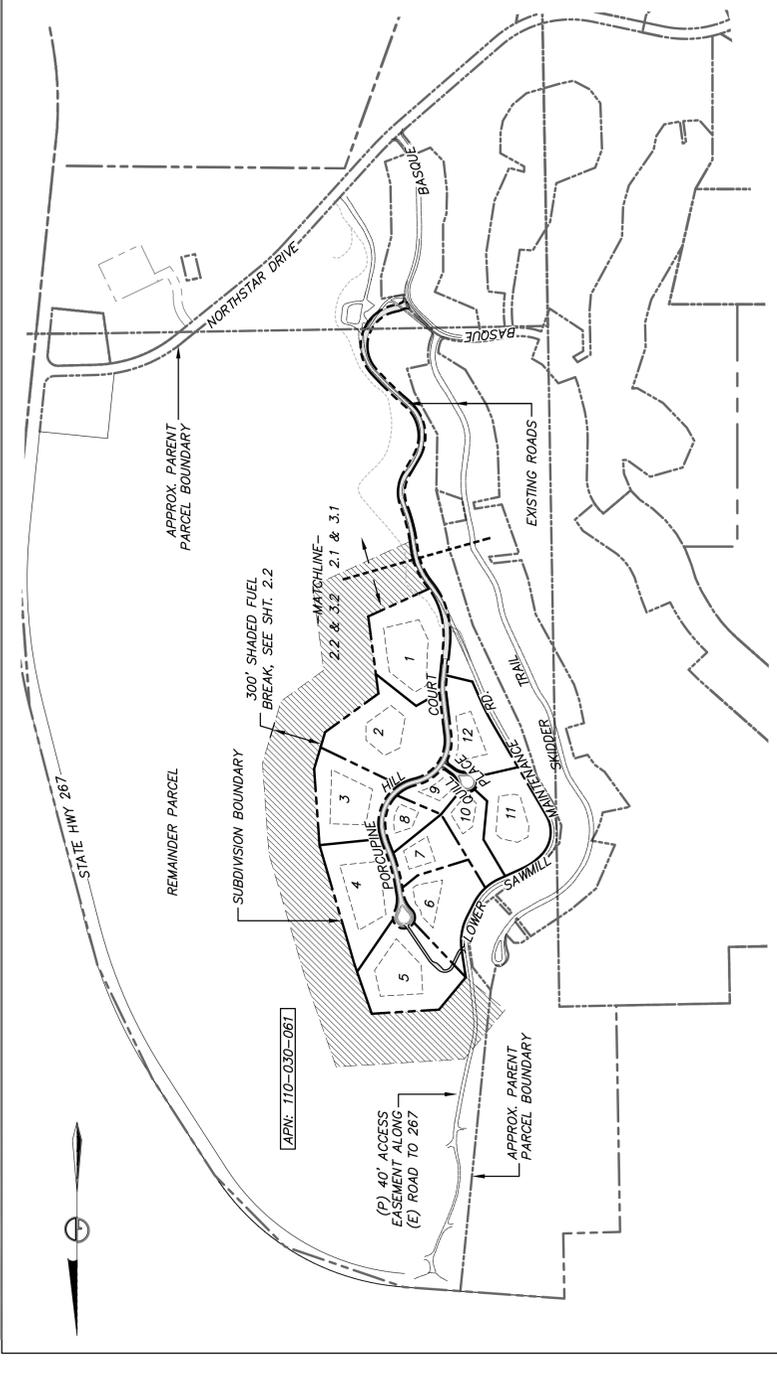
P.O. BOX 7392
TAHOE CITY, CA 96145 (530) 583-9222



THIS MAP HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF GARY DAVIS, P.E.

GARY DAVIS, P.E. REC NO. 34540 DATE

By: Stacy Wydra
Date: 12/15/16



SITE MAP
SCALE: 1"=500'

Approved
Tentative Subdivision Map
By: Stacy Wydra
Date: 12/15/16

SITE STATISTICS*

EARTHWORK**	CUT	FILL	NET BALANCE
AREA OF DISTURBANCE (LIMITS OF GRADING)	12,800 YDS	10,925 YDS	
IMPERVIOUS AREA	258,500 SQ. FT.		
TREE REMOVAL***	123,780 SQ. FT.		
	310		

* APPROXIMATE, SUBJECT TO CHANGE BASED ON CONDITIONS OF APPROVAL AND/OR OTHER COUNTY REQUIRED PROVISIONS.
** BALANCE ASSUMES APPROXIMATELY 15% ALLOWANCE FOR SHRINKAGE AND DISPOSAL UNSUITABLE MATERIAL(S)
*** 10" TO 18" DBH ON AVERAGE (206 FOR ROAD GRADING/DRAINAGE & 104 FOR RESIDENCES)

DRAINAGE: EXISTING WATERSHEDS, PATTERNS AND DISCHARGE POINTS ARE MAINTAINED AND ARE NOT ALTERED DUE TO PROPOSED ROAD IMPROVEMENTS. RETENTION AND FACILITY SIZING AS REQUIRED BY THE COUNTY OF APPROVAL, STATE AND FEDERAL REQUIREMENTS.
UTILITIES: UTILITY CONNECTIONS AND ROUTING SAME FOR ALL ALTERNATIVES. SEE DRAFT VESTING TENTATIVE MAP (ALTERNATIVE C) FOR UTILITY INFORMATION.

TENTATIVE MAP STATEMENT

I, HEARBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY "PLACER TITLE COMPANY", ORDER NO. 1502-6977 DATED 01/28/2004. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED AS EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

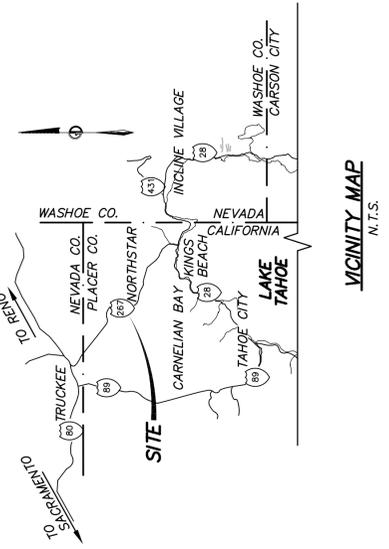
GENERAL NOTES

- THIS MAP IS BEING SUBMITTED AS A "VESTING TENTATIVE MAP" PURSUANT TO SECTIONS 66410 THROUGH 66499.58 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AND CONFORMS TO SECTIONS 16.12.040, 16.12.050 & 16.12.060 OF THE PLACER COUNTY LAND DEVELOPMENT MANUAL.
- THE BOUNDARY SHOWN HEREON IS BASED UPON RECORD INFORMATION AND DOES NOT REFLECT A BOUNDARY SURVEY. A BOUNDARY SURVEY TO RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO CONSTRUCTION.
- NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS AND CONDITIONS OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE.
- EASEMENTS WILL BE PROVIDED TO ACCOMMODATE PUBLIC UTILITIES AS INDICATED ON THIS MAP.
- ALL INTERNAL ROADS WILL BE PUBLIC, WITH A DESIGN SPEED (TO BE POSTED) OF 25 MPH. SNOW REMOVAL AND ROADWAY MAINTENANCE WILL BE PERFORMED UNDER THE RESPONSIBILITY OF NORTHSTAR COMMUNITY SERVICE DISTRICT AND/OR PLACER COUNTY.
- CONDITIONS, COVENANTS AND RESTRICTIONS SHALL BE PREPARED THAT INCLUDE PROVISIONS FOR MAINTENANCE OF OPEN SPACE.

DATUM

BASED ON U.S.C&G.S. DATUM OF 1929 PER "RESERVOIR A" PLANS COMPILED BY DAMES AND MOORE IN 1971 FOR NORTHSTAR AT THE WESTERN SIDE OF THE LAKE. ELEVATION AND DESCRIPTION ARE PER SAID PLANS.

THE BASIS OF BEARING IS BASED ON GRID BEARINGS FROM THE CALIFORNIA COORDINATED SYSTEM OF 1927, ZONE 2, PER 4-SUR-10 AND BASED UPON THE RECORD LINE BETWEEN MONUMENTS 637'-38" AND 637'-40", AND LABELED AS BEING S12°45'13"W 7989.17'.



VICINITY MAP
N.T.S.

DEVELOPMENT INFORMATION:

- OWNER:** CNL INCOME NORTHSTAR, LLC & CNL INCOME NORTHSTAR TRS, LLC (CNL) C/O TRIMONT LAND COMPANY
- APPLICANT/DEVELOPER:** PORCUPINE HILL ESTATES, LLC C/O BOOTH CREEK SKI HOLDINGS COMPANY, 11025 PIONEER TRAIL, SUITE 100 TRUCKEE, CA 96161 530.550.5651
- ENGINEER:** GARY DAVIS GROUP CONTACT: GARY DAVIS POST OFFICE BOX 7392 TAHOE CITY, CA. 96145 530.583.9222
- PLANNER:** TRIMONT LAND COMPANY C/O BOOTH CREEK SKI HOLDINGS COMPANY, 11025 PIONEER TRAIL, SUITE 100 TRUCKEE, CA 96161 530.550.5653
- SURVEYOR:** AUERBACH ENGINEERING CORP. CONTACT: KEITH MASUDA P.O. BOX 5399 TAHOE CITY, CA 96145 530.581.1116
- WATER/SEWER:** NORTHSTAR COMMUNITY SERVICES DISTRICT - UTILITIES DEPT. CONTACT: MIKE GEARY 908 NORTHSTAR DRIVE TRUCKEE, CA, 96161 530.562.0747 EXT. 106
- FIRE DISTRICT:** NORTHSTAR FIRE DEPARTMENT CONTACT: MARK SHADOWENS 910 NORTHSTAR DR. TRUCKEE, CA. 96161 530.562.1212
- SOLID WASTE:** TAHOE TRUCKEE DISPOSAL CONTACT: DAVID ACHARD POST OFFICE BOX 135 TAHOE CITY, CA. 96145 530.563.0148
- ELECTRICITY:** SIERRA PACIFIC POWER COMPANY CONTACT: PHIL CHARRILLO POST OFFICE BOX 624 TAHOE CITY, CA. 96148 530.546.1736
- TELEPHONE:** PACIFIC BELL CONTACT: TOM KEATLEY 12860 ENCLAR AVE. TRUCKEE, CA. 96161 530.888.2365
- CABLE TV:** CHARTER COMMUNICATIONS CONTACT: STEVE REBHOLZ POST OFFICE BOX 1588 TAHOE CITY, CA. 96143 530.546.6555
- GAS:** SOUTHWEST GAS CONTACT: JIM SMITH 218 INCLINE COURT TAHOE CITY, CA. NV. 89451 800-530-3426
- SCHOOL:** TRUCKEE-TAHOE UNIFIED SCHOOL DISTRICT CONTACT: JOHN BRITTO 17655 DOWNER MASS ROAD TRUCKEE, CA. 96161 530.582.7600

PROJECT INFORMATION:

APN(S): 110-030-061 (266.6 ACRES)
LOT ACREAGE: 44.08 ACRES
ROAD ACREAGE: 4.48 ACRES
REMAINDER PARCEL TOTAL ACREAGE: 218.04 ACRES
EXISTING PARCELS: 1
PROPOSED PARCELS: 12 LOTS & REMAINDER PARCEL

EXISTING LAND USE:

MARTIS VALLEY COMMUNITY PLAN 2003
LAND USE: LOW DENSITY RESIDENTIAL (1 - 5 D.U./AC.)
ZONING: SINGLE FAMILY RESIDENTIAL (RS-B-X-5 AC. MIN.)

PROPOSED LAND USE:

MARTIS VALLEY COMMUNITY PLAN 2003
LAND USE: LOW DENSITY RESIDENTIAL (1 - 5 D.U./AC.)
ZONING: SINGLE FAMILY RESIDENTIAL (RS-B-X-1 AC. MIN.)

LOT SUMMARY

NUMBER OF LOTS:	12
MINIMUM LOT SIZE PER PROPOSED RS ZONE:	1.00 ACRES
MINIMUM LOT SIZE:	1.16 ACRES
MAXIMUM LOT SIZE:	6.33 ACRES
AVERAGE LOT SIZE:	3.67 ACRES

SETBACKS:

SEE IMPROVEMENT ENVELOPES FOR EACH LOT (MIN. 40' PER PLACER CO. PLATE 6)

SHEET INDEX

- 1 - COVER SHEET
- 2.1 - SITE LAYOUT & UTILITY PLAN
- 2.2 - SITE LAYOUT & UTILITY PLAN
- 3.1 - GRADING & DRAINAGE PLAN
- 3.2 - GRADING & DRAINAGE PLAN

COVER SHEET

Scale AS NOTED
DWG 1198.40-C1.DWG
PLOT DATE 7-10-07

SHEET: **1**

OF 5 SHEETS

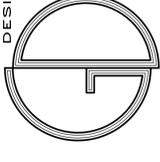
SIGN DATE STAMP

PORCUPINE HILL ESTATES

APN: 110-030-061

NORTHSTAR, CA.
PLACER COUNTY

GARY DAVIS GROUP
DESIGN AND ENGINEERING



P.O. BOX 7392
TAHOE CITY, CA 96145 (930) 583-9222

No.	Date	Issue and Revision	By	Check

Designed By: WS
Drafted By: WS
Checked By: GD

Client Name: TRIMONT LAND COMPANY
C/O BOOTH CREEK SKI HOLDINGS
11025 PIONEER TRAIL, SUITE 100
TRUCKEE, CA 96161
ATTN: MR. ROW INKELL

Project Number: 1198-40
All drawings and written material appearing herein constitute original and unpublished work of the engineer and may not be duplicated, used or disclosed without written consent of the engineer. ©202004

SITE LAYOUT

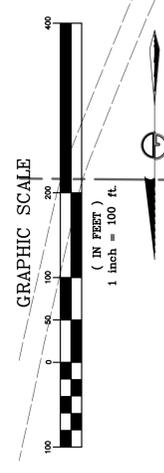
&

UTILITY PLAN

Scale: 1"=100' (OR AS NOTED)
DWG: 1198-40-C2.DWG
PLOT DATE: 7-10-07

SHEET: 21

OF 5 SHEETS

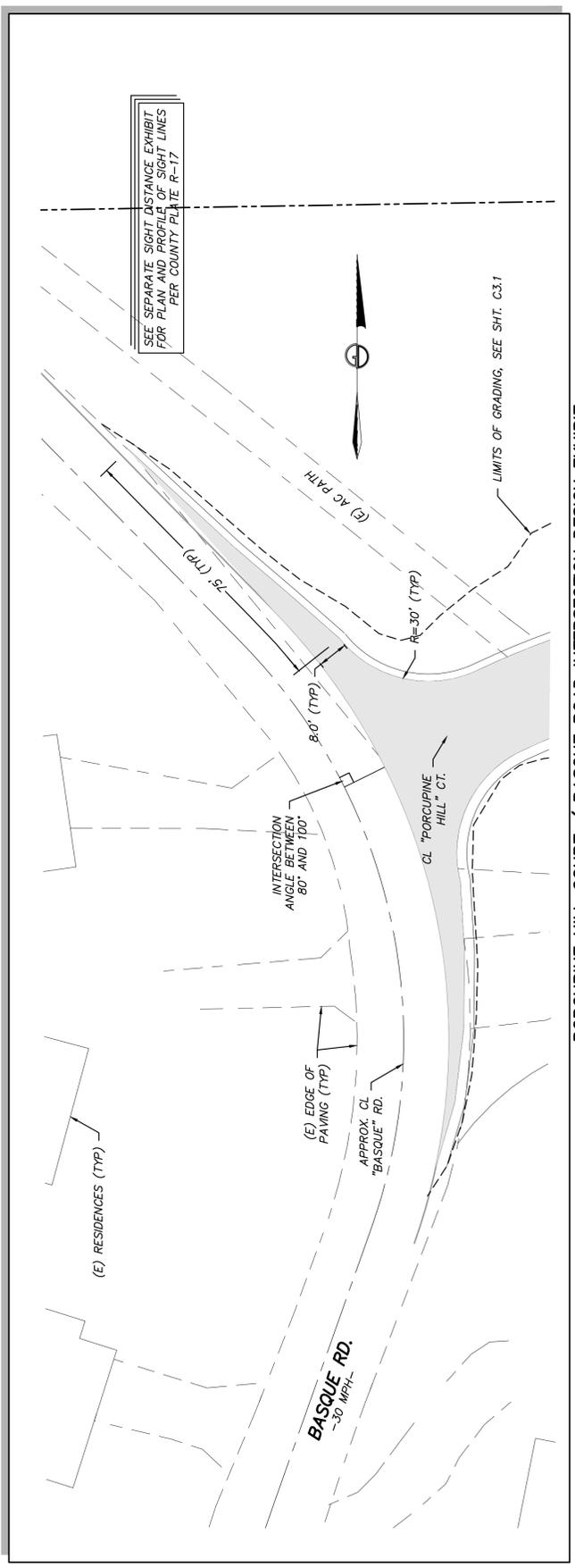
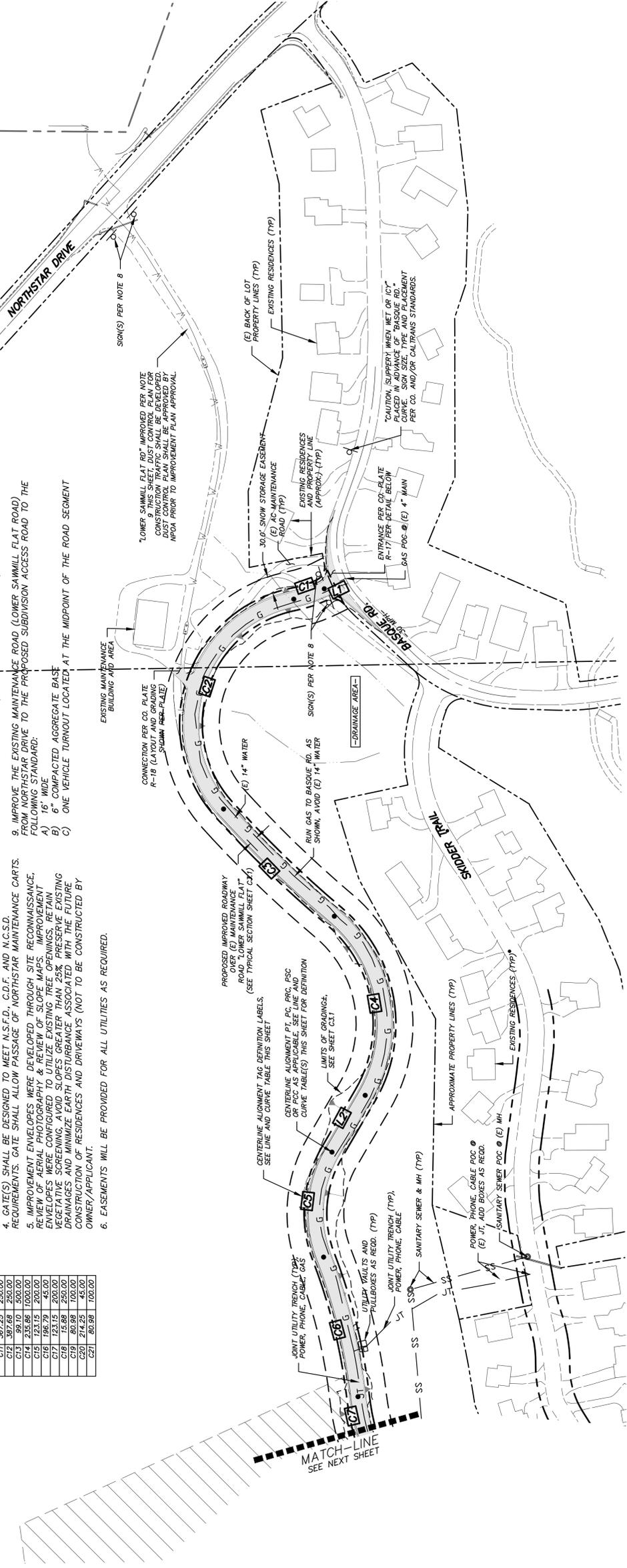


- CONSTRUCTION VEHICLES' ACCESS DURING CONSTRUCTION OF THIS PROJECT SHALL BE LIMITED TO THE EXISTING NORTHSTAR DRIVE AND THE EXISTING NORTHSTAR DRIVE AND THE EXISTING SAMMILL FLAT ROAD. TEMPORARY CONSTRUCTION ACCESS ON COUNTY ROADWAYS SHALL BE SHOWN ON PROJECT IMPROVEMENT/GRADING PLANS AND SHALL BE APPROVED TO THE SATISFACTION OF THE ENGINEERING AND SURVEYING DEPARTMENT.
- INSTALL A "NO CONSTRUCTION VEHICLE ACCESS TO PORCUPINE HILL SUBDIVISION" SIGN AT THE INTERSECTION OF NORTHSTAR DRIVE AND BASQUE ROAD AND INSTALL A "PORCUPINE HILL SUBDIVISION CONSTRUCTION VEHICLE ACCESS ONLY" SIGN AT THE INTERSECTION OF NORTHSTAR DRIVE AND THE EXISTING MAINTENANCE ROAD (LOWER SAMMILL FLAT ROAD).
- IMPROVE THE EXISTING MAINTENANCE ROAD (LOWER SAMMILL FLAT ROAD) FROM NORTHSTAR DRIVE TO THE PROPOSED SUBDIVISION ACCESS ROAD TO THE FOLLOWING STANDARD:
 - 16' WIDE
 - 6" COMPACTED AGGREGATE BASE
 - ONE VEHICLE TURNOUT LOCATED AT THE MIDPOINT OF THE ROAD SEGMENT

- THIS BASE INFORMATION WAS PROVIDED BY AUERBACH ENGINEERING CORP., DATED JANUARY, 2004.
- BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK FOR SETBACKS ASSOCIATION DESIGN AND CC&R REQUIREMENTS ALLOWABLE LAND COVERAGE RESTRICTIONS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE OBLIGATION TO INVESTIGATE AND VERIFY THE INFORMATION PROVIDED BY THE BUILDER.
- THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR THE LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN.
- GATE(S) SHALL BE DESIGNED TO MEET N.S.F.D., C.D.F. AND N.C.S.D. REQUIREMENTS. GATE SHALL ALLOW PASSAGE OF NORTHSTAR MAINTENANCE CARTS.
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- EASEMENTS WILL BE PROVIDED FOR ALL UTILITIES AS REQUIRED.

CURVE	LENGTH	RADIUS
C1	56.89	215.00
C2	473.97	225.00
C3	372.15	200.00
C4	346.76	250.00
C5	254.79	100.00
C6	254.79	100.00
C7	238.07	430.00
C8	230.52	450.00
C9	162.50	600.00
C10	66.57	500.00
C11	307.25	250.00
C12	99.10	500.00
C13	235.86	1000.00
C14	123.15	200.00
C15	196.79	45.00
C16	123.15	200.00
C17	15.88	250.00
C18	214.25	45.00
C19	214.25	45.00
C20	80.98	100.00

LINE	LENGTH	BEARING
L1	163.37	70.2 E
L2	116.17	1.0 E
L3	210.00	N085°52'58"E
L4	249.33	N08°49'53"W
L5	46.22	N02°21'13"W
L6	30.99	N57°17'27"W
L7	35.97	N52°39'04"W



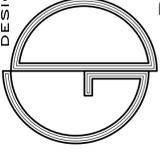
PORCUPINE HILL COURT / BASQUE ROAD INTERSECTION DESIGN EXHIBIT
(PER PLACER CO. PLATE R-17)
SCALE: 1"=20'

PORCUPINE HILL ESTATES

APN: 110-030-061

NORTHSTAR, CA.
PLACER COUNTY

GARY DAVIS GROUP
DESIGN AND ENGINEERING



P.O. BOX 7392
TAHOE CITY, CA 96145 (930) 583-9222

Issues and Revisions
No. Date Issue and Revision By Check

Designed By: WS
Drafted By: WS
Checked By: GD

Client Name: TRIMONT LAND COMPANY
C/O BOOTH CREEK SKI HOLDINGS
11025 PIONEER TRAIL, SUITE 100
TRUCKEE, CA 96161
ATTN: MR. ROW INKELL

Project Number: 1198-40
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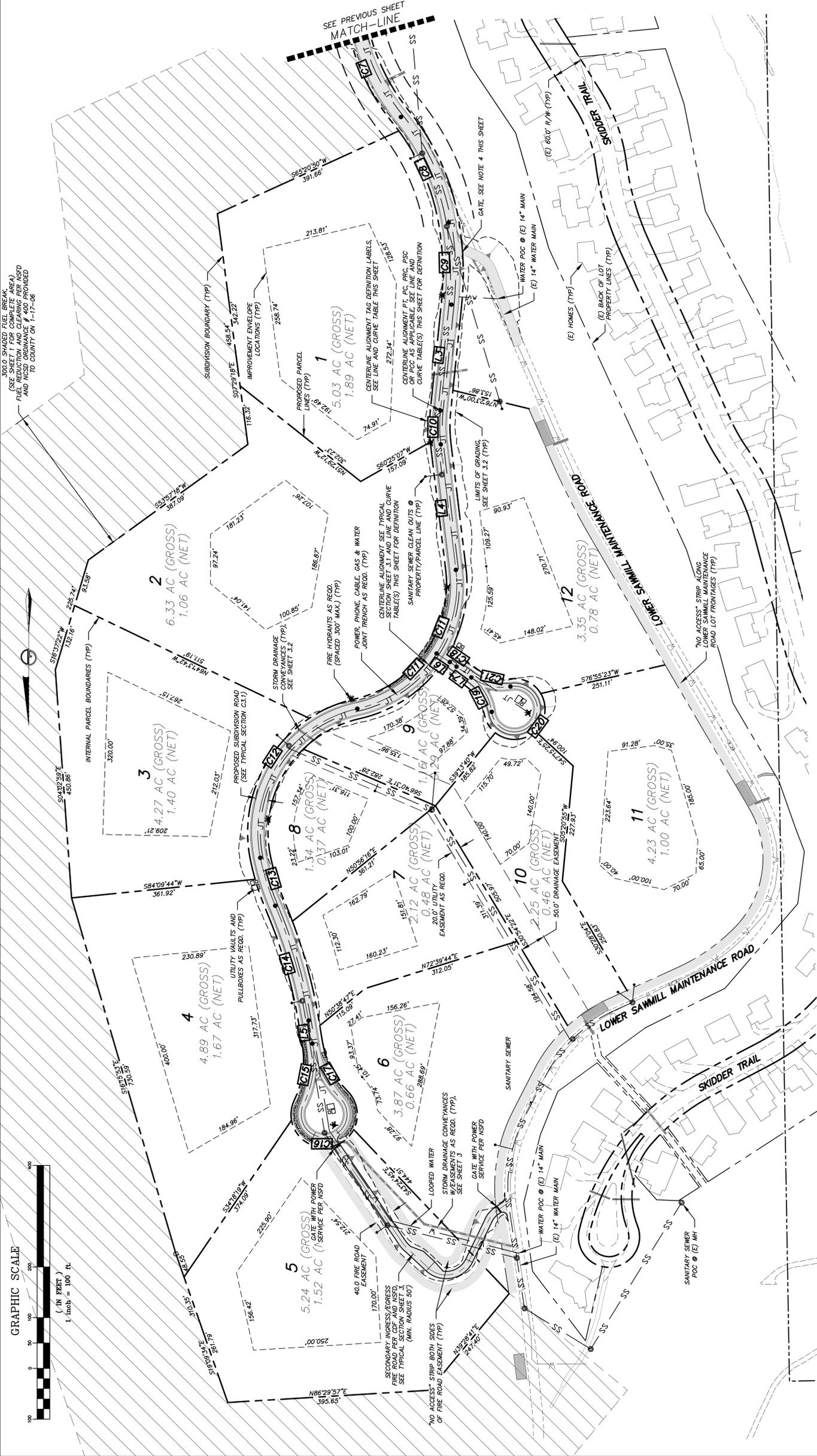
SITE LAYOUT

UTILITY PLAN

Scale: 1"=100'
DWG: 1198-40-C2.DWG
PLOT DATE: 7-10-07

SHEET: 2.2

OF 5 SHEETS

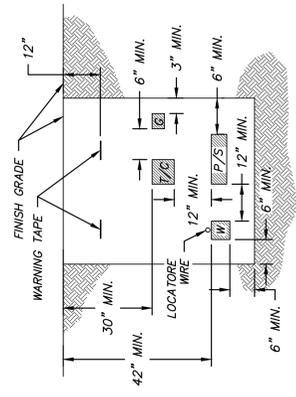


CURVE TABLE

CURVE	LENGTH	RADIUS
C1	56.69	215.00
C2	473.97	225.00
C3	348.76	250.00
C4	348.76	250.00
C5	192.61	215.00
C6	254.79	1000.00
C7	238.07	420.00
C8	230.52	450.00
C9	182.90	600.00
C10	367.25	250.00
C11	397.68	250.00
C12	397.68	250.00
C13	99.10	900.00
C14	235.86	1000.00
C15	123.15	200.00
C16	196.79	45.00
C17	15.88	250.00
C18	15.88	250.00
C19	80.98	100.00
C20	214.25	45.00
C21	80.98	100.00
C22	80.98	100.00

LINE TABLE

LINE	LENGTH	BEARING
L1	41.42	N63°32'20"E
L2	116.17	N47°14'19"E
L3	210.00	N05°52'59"E
L4	249.33	N06°49'53"W
L5	46.22	N09°21'13"W
L6	35.97	N65°39'04"W
L7	35.97	N65°39'04"W

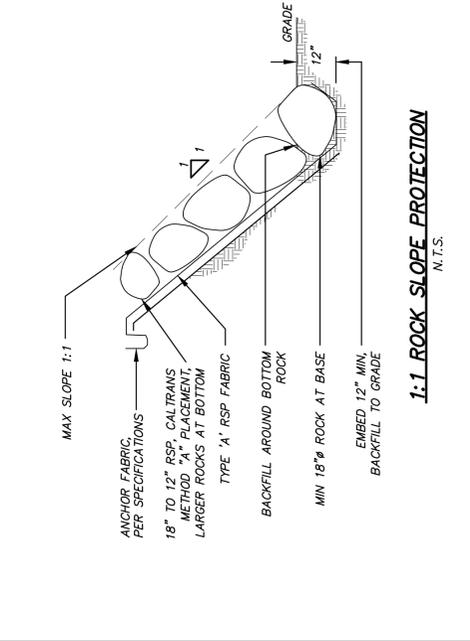
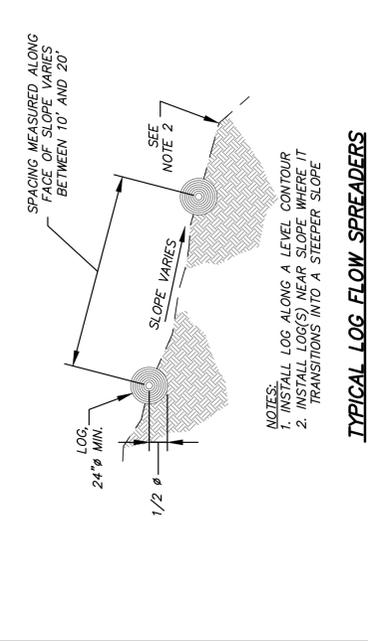
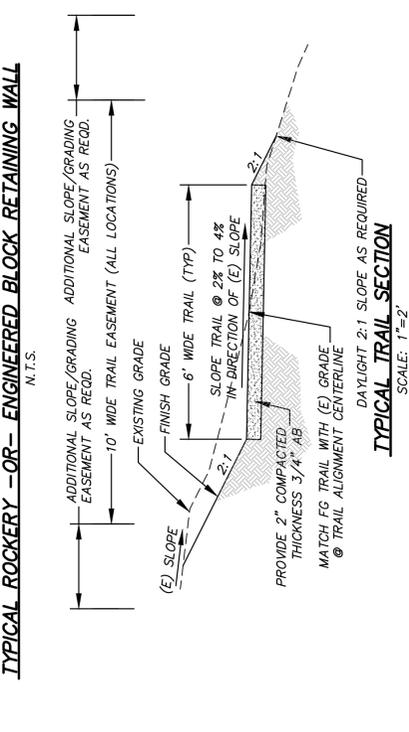
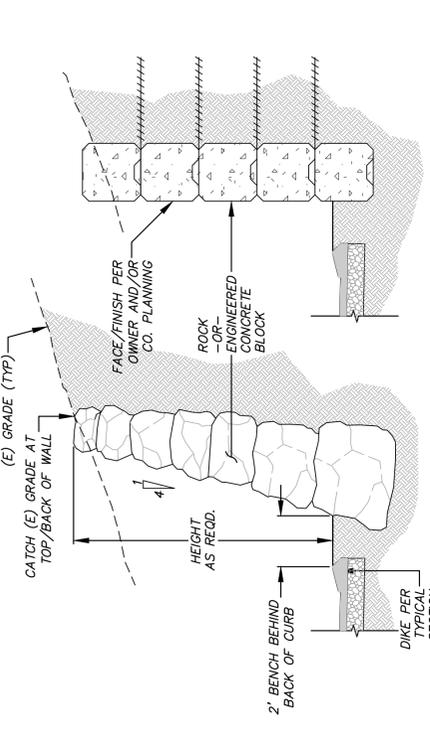
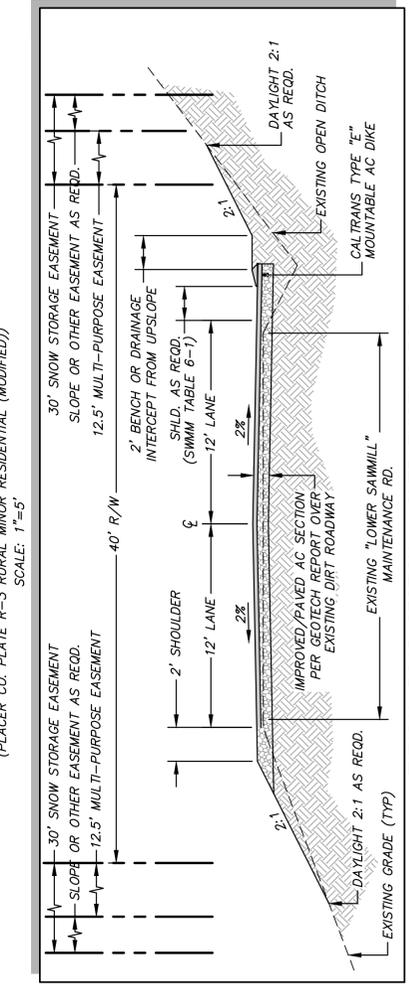
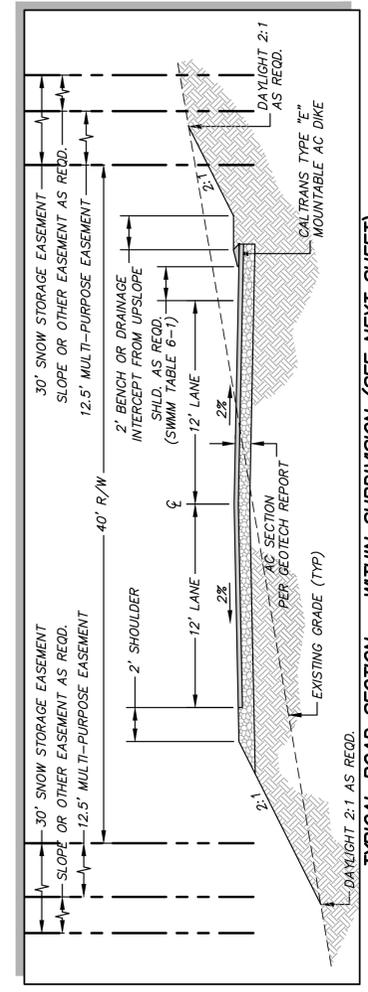
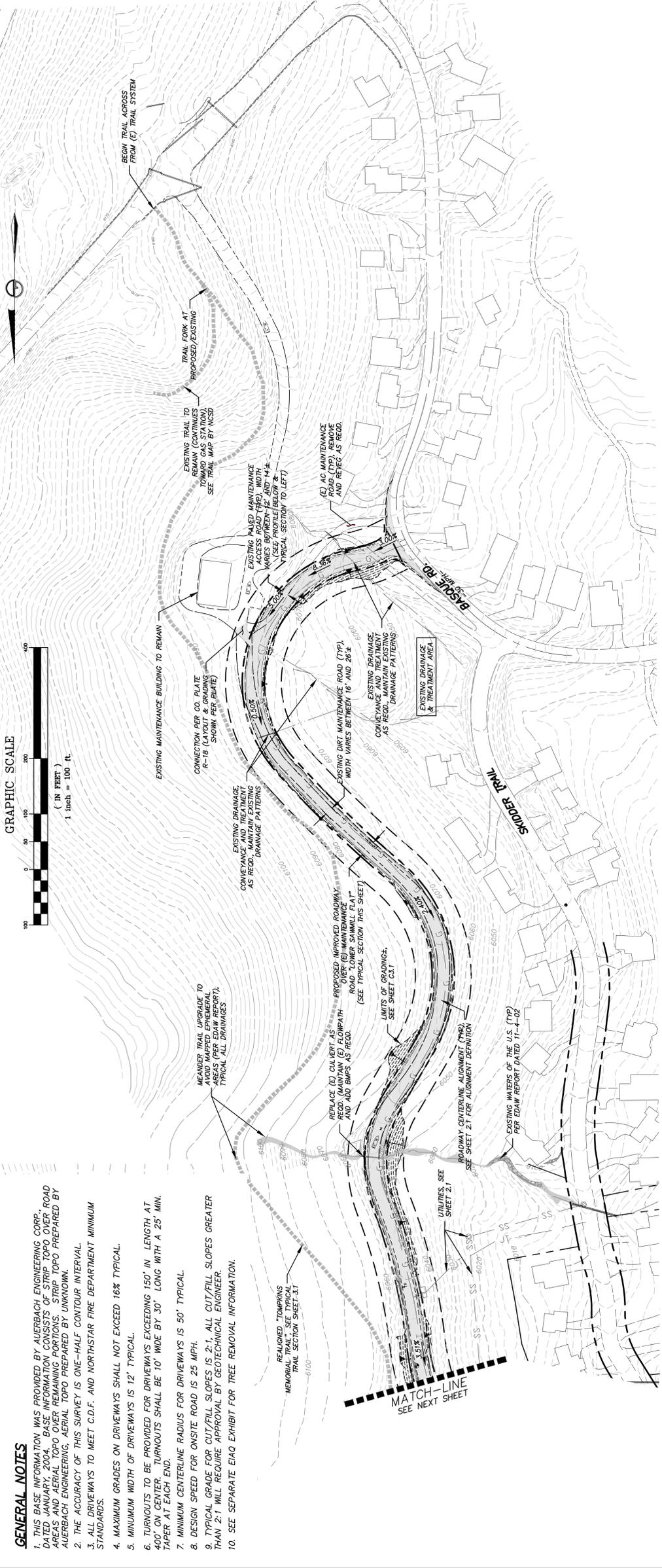


G: GAS LINE "WINDOW"
P / S: PRIMARY POWER & SECONDARY ELECTRIC CONDUIT "WINDOW"
T / C: TELEPHONE & CABLE TV CONDUIT "WINDOW"
W: WATER LINE "WINDOW"

TYPICAL JOINT TRENCH
N.T.S.
- PER NORTHSTAR COMMUNITY SERVICES DISTRICT -

- GENERAL NOTES**
- THIS BASE INFORMATION WAS PROVIDED BY AUERBACH ENGINEERING CORP., DATED JANUARY, 2004.
 - BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK FOR SETBACKS ASSOCIATION DESIGN AND CORP REQUIREMENTS ALLOWABLE LAND COVERAGE RESTRICTIONS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE. BEFORE CONSTRUCTION BEGINS, GRADES SHOULD BE CHECKED BY THE BUILDER.
 - THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN.
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 - EASEMENTS WILL BE PROVIDED FOR ALL UTILITIES AS REQUIRED.
 - CONSTRUCTION VEHICLES' ACCESS DURING CONSTRUCTION OF THIS PROJECT SHALL BE LIMITED TO THE FOLLOWING LOCATION: THE INTERSECTION OF NORTHSTAR DRIVE AND THE EXISTING MAINTENANCE ROAD (LOWER SAWMILL FLAT ROAD). TEMPORARY CONSTRUCTION ACCESS ONTO COUNTY ROADWAYS SHALL BE SHOWN ON PROJECT IMPROVEMENT/GRADING PLANS AND SHALL BE IMPROVED TO THE SATISFACTION OF THE ENGINEERING AND SURVEYING DEPARTMENT.
 - INSTALL A "NO CONSTRUCTION VEHICLE ACCESS TO PORCUPINE HILL SUBDIVISION" SIGN AT THE INTERSECTION OF NORTHSTAR DRIVE AND BASQUE ROAD AND INSTALL A "PORCUPINE HILL SUBDIVISION CONSTRUCTION VEHICLE ACCESS ONLY" SIGN AT THE INTERSECTION OF NORTHSTAR DRIVE AND THE EXISTING MAINTENANCE ROAD (LOWER SAWMILL FLAT ROAD).
 - IMPROVE THE EXISTING MAINTENANCE ROAD (LOWER SAWMILL FLAT ROAD) FROM NORTHSTAR DRIVE TO THE PROPOSED SUBDIVISION ACCESS ROAD TO THE FOLLOWING STANDARD:
A) 16' WIDE
B) 6" COMPACTED AGGREGATE BASE
C) ONE VEHICLE TURNOUT LOCATED AT THE MIDPOINT OF THE ROAD SEGMENT

No.	Date	Issue and Revision	By	Check

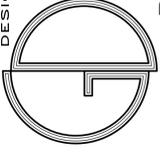


PORCUPINE HILL ESTATES

APN: 110-030-061

NORTHSTAR, CA.
PLACER COUNTY

GARY DAVIS GROUP
DESIGN AND ENGINEERING



P.O. BOX 7392
TAHOE CITY, CA 96145 (930) 583-9222

Issues and Revisions	No.	Date	Issue and Revision	By	Check

Designed By:	WS
Drafted By:	WS
Checked By:	GD

Client Name: TRIMONT LAND COMPANY
C/O BOOTH CREEK SKI HOLDINGS
11025 PIONEER TRAIL, SUITE 100
TRUCKEE, CA 96161
ATTN: MR. ROW INKELL

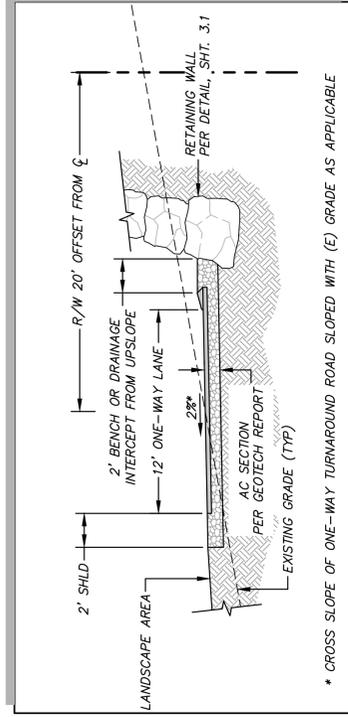
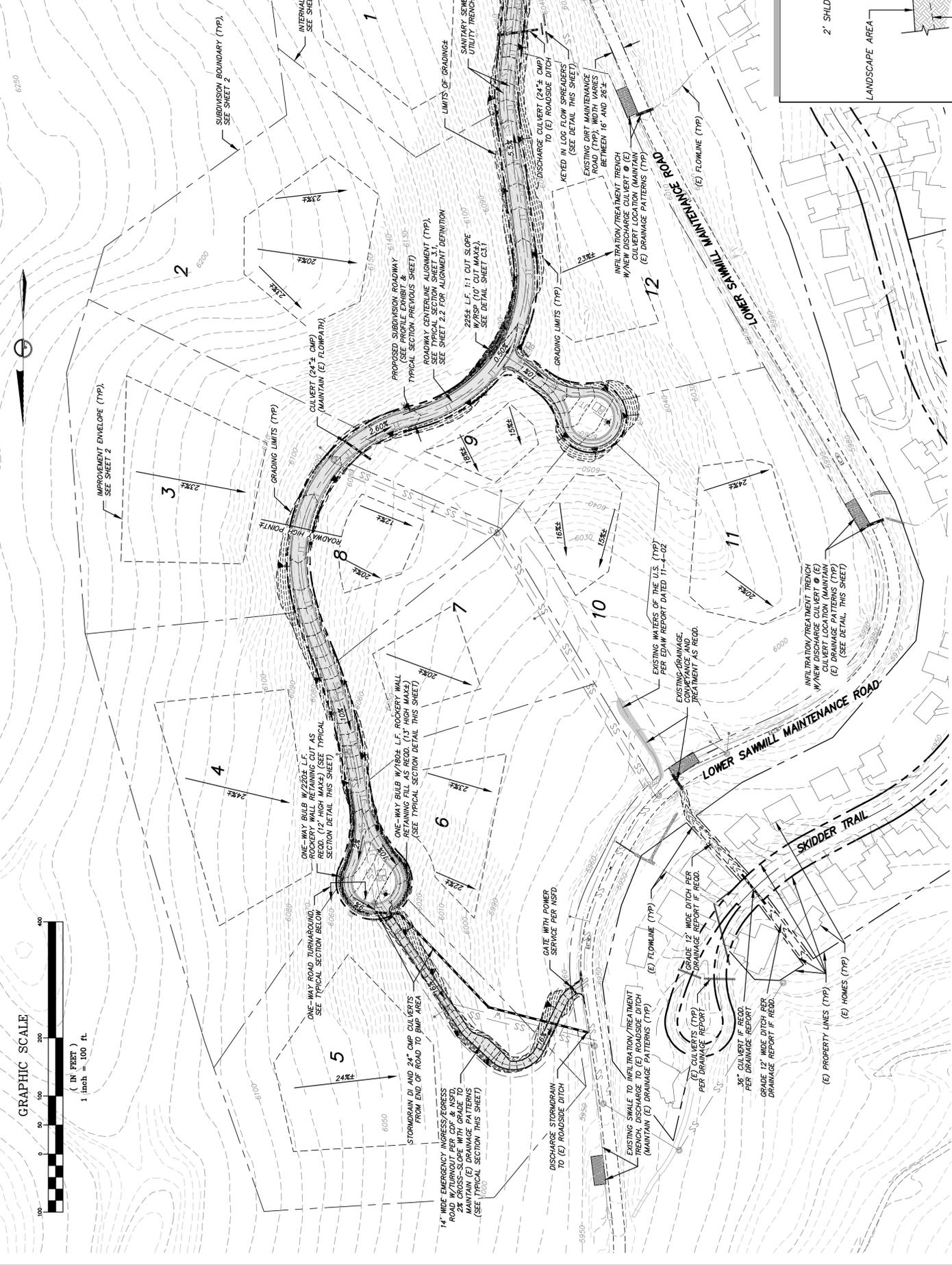
Project Number: 1198-40
All drawings and written material appearing herein constitute original work of the engineer and may not be duplicated, used or disclosed without written consent of the engineer. ©2004

GRADING & DRAINAGE PLAN

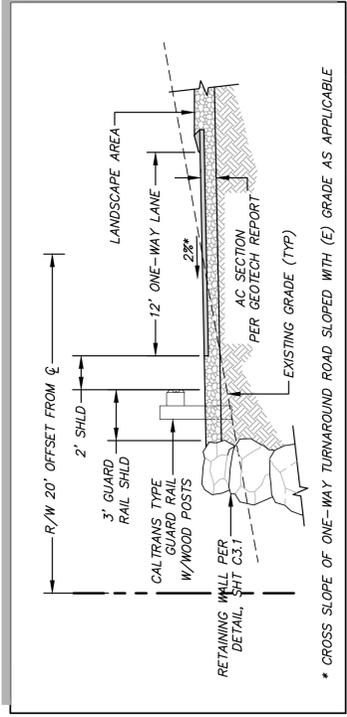
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DWG: 1198-40-C3.DWG
PLOT DATE: 7-10-07

SHEET: 3 OF 5 SHEETS

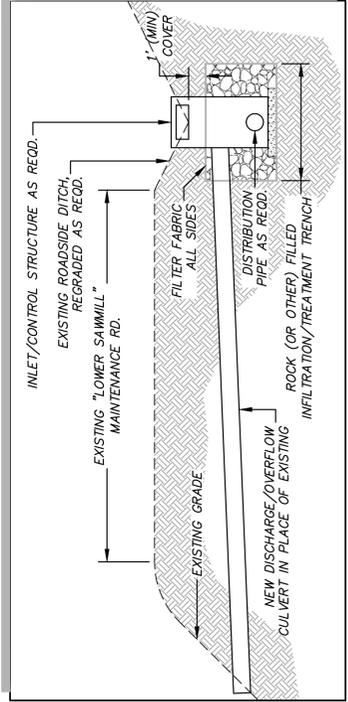
- ### GENERAL NOTES
- THIS BASE INFORMATION WAS PROVIDED BY AUERBACH ENGINEERING CORP. DATED JANUARY, 2004. BASE INFORMATION CONSISTS OF STRIP TOPO OVER ROAD AREAS AND AERIAL TOPO OVER REMAINING PORTIONS. STRIP TOPO PREPARED BY AUERBACH ENGINEERING, AERIAL TOPO PREPARED BY UNKNOWN.
 - THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
 - ALL DRIVEWAYS TO MEET C.D.F. AND NORTHSTAR FIRE DEPARTMENT MINIMUM STANDARDS.
 - MAXIMUM GRADES ON DRIVEWAYS SHALL NOT EXCEED 16% TYPICAL.
 - MINIMUM WIDTH OF DRIVEWAYS IS 12' TYPICAL.
 - TURNOUTS TO BE PROVIDED FOR DRIVEWAYS EXCEEDING 150' IN LENGTH AT 400' ON CENTER. TURNOUTS SHALL BE 10' WIDE BY 30' LONG WITH A 25' MIN. TAPER AT EACH END.
 - MINIMUM CENTERLINE RADIUS FOR DRIVEWAYS IS 50' TYPICAL.
 - DESIGN SPEED FOR ONSITE ROAD IS 25 MPH.
 - TYPICAL GRADE FOR CUT/FILL SLOPES IS 2:1. ALL CUT/FILL SLOPES GREATER THAN 2:1 WILL REQUIRE APPROVAL BY GEOTECHNICAL ENGINEER.
 - SEE SEPARATE EIAQ EXHIBIT FOR TREE REMOVAL INFORMATION.



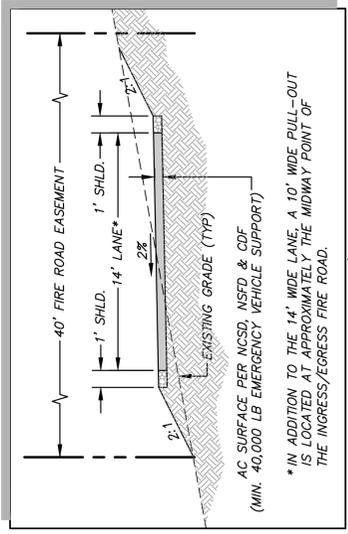
* CROSS SLOPE OF ONE-WAY TURNAROUND ROAD SLOPED WITH (E) GRADE AS APPLICABLE
SCALE: 1"=5'



* CROSS SLOPE OF ONE-WAY TURNAROUND ROAD SLOPED WITH (E) GRADE AS APPLICABLE
SCALE: 1"=5'



SCALE: 1"=5'



SCALE: 1"=5'

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**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer**

**RECOMMENDED
CONDITIONS OF APPROVAL
NORTHSTAR-AT-TAHOE PORCUPINE HILL ESTATES SUBDIVISION
(PSUB 20051181)
REZONE / TENTATIVE SUBDIVISION / CONDITIONAL USE PERMIT**

ASSESSOR PARCEL NUMBER(S): 110-030-070-000, 110-081-085-000

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND / OR THE PLANNING COMMISSION.

1. This Subdivision and Conditional Use Permit (PSUBT20051181) would allow for the development of a 12-lot residential subdivision on approximately 48.6 acres leaving the remaining lot of 218.04-acres as the Remainder Parcel.

Automatic Time Extensions from 2007-2016: Senate Bill 1185, allowed an automatic one-year extension and another two-year extension from Assembly Bill 333, the Tentative Subdivision Map was automatically extended to November 6, 2012. Later, Assembly Bills 208 and 116 were applied to extend the map four additional years. With the adoption of the Placer County Ordinance 5624-B (extensions of time for certain County development entitlements associated with automatic State extensions for maps) and the above-mentioned Bills, the Tentative Subdivision Map and Conditional Use Permit were automatically extended with a new expiration date of November 6, 2016.

On December 15, 2016, the Planning Commission approved the two-year Extension of Time for the Porcupine Hill Estates Tentative Subdivision Map and Conditional Use Permit for the creation of 12 new single-family residential lots. A new expiration date of November 6, 2018 was applied to the project.

On January 10, 2019, the Planning Commission approved the one-year Extension of Time for the Porcupine Hill Estates Tentative Subdivision Map and Conditional Use Permit for the creation of 12 new single-family residential lots. A new expiration date of November 6, 2019 was applied to the project.

On December 5, 2019, the Planning Commission approved the two-year Extension of Time for the Porcupine Hill Estates Tentative Subdivision Map and Conditional Use Permit for the creation of 12 new single-family residential lots. A new expiration date of November 6, 2021 was applied to the project.

On September 28, 2020, the State of California sign AB 1561 into law, extending the validity of certain categories of residential development entitlements for 18 months. Under AB 1561, qualifying development applicants will benefit from additional time to overcome any impacts the Coronavirus Pandemic has had on a project's planning, financing or construction. All such qualifying housing entitlements will now remain valid for an additional period of eighteen (18) months. A new expiration date of May 6, 2023 was applied to the project.

On August 10, 2023, the Planning Commission approved the final one-year Extension of Time for the Porcupine Hill Estates Tentative Subdivision Map and Conditional Use Permit for the creation of 12 new

single-family residential lots. A new expiration date of May 6, 2024 was applied to the project. Original Conditions 1, 4, 6, 7, 8, 10, 11, 26, 44, 45, 46, 47, 49, 53, 56, 62, 66, 68, & 79 were modified.

2. The applicant shall financially participate in an Open Space Preservation Program for the purpose of acquiring and managing properties within the Martis Valley environs of Placer County. Financial participation shall be based on the proposed project's amount of acreage that is converted from natural open space to other uses and the appraised value of permanently protecting a comparable amount of land. The applicant may dedicate or acquire a conservation easement over suitable land in-lieu of a financial contribution, subject to approval and acceptance of those lands, and/or easements including appropriate terms, conditions, and restrictions required by Placer County.

If the project proponent does not actually provide dedicated land or conservation easement(s), then, in order to determine the proportionate, fair share financial obligation of this project, the applicant shall fund the preparation of a current (within six months) property appraisal. The intent is to arrive at a figure that is based upon an appraisal of comparable lands in terms of open space and value. Such an approach will be consistent with the Open Space Mitigation Implementation Plan as an interim measure until such time as the Open Space conversion ordinance is adopted by the Board of Supervisors.

In recognition of the uncertainty and changing nature of land values and in order to establish a cap on the financial obligation of this project, that obligation shall be capped at a-not-to-exceed figure of \$5000.00 per market rate residential unit and \$5000.00 per acre of impervious surface created for golf course club houses, parking areas, maintenance buildings, and other structures (excluding roadways) built in connection with the non-residential uses of the property.

As an alternative to participating in the open space acquisition and management funding mechanism set forth in this Condition, the applicant may elect instead to propose a program that provides at least the same land dedication and/or funding of open space preservation activities. Such an alternative program shall include dedication of land or payment of funds to the Placer Legacy program or such other entity as may, from time to time, be designated by the Placer County Board of Supervisors to receive, allocate and/or manage such funds. Should the Planning Commission require elimination of any lots or acreage within the lots shown on the VTM, an amount equal to such acreage shall be eliminated from the financial obligation total. **(PLN)**

3. The applicant shall participate in a comprehensive water quality monitoring program for the Martis Valley area if undertaken by Placer County, Lahontan WQCB, the Placer County Water Agency, Northstar Community Services District, and Truckee Donner Public Utility District. This program entails the preparation and implementation of a comprehensive surface and groundwater management program to ensure the long term protection and maintenance of surface and groundwater resources.

Prior to Improvement Plan approval for the first phase, the applicant's participation and obligations shall be delineated and the applicant shall provide the County (Planning Services Division) with security to ensure its fair share participation in the program. **(PLN)**

4. Tree Removal: Trees identified for removal shall be mitigated through the following:

Replacement with comparable species on-site or at an off-site priority area (i.e., priority areas shall be locations in the greatest need of reforestation in the region, such as burned areas. A Registered Professional Forester (RPF) shall provide County staff with a silvicultural prescription for the

reforestation, including details on the types of seedlings to be used, the density of plantings, species composition, methods of irrigation, and schedule for completion) to be reviewed and approved by County staff, or through payment of in-lieu fees as follows:

The project proponent shall provide an environmental document from a qualified professional to develop and implement a plan to replace lost habitat function and values by enhancing appropriate habitats that replaces these lost values and accounts for temporal loss (i.e. at a compensatory replacement ratio of not less than 2:1, or payment into the Placer County Tree Preservation Fund equal to 2:1 replacement (based on acreage) based upon purchase of a conservation easement and endowment payment). The compensatory mitigation requirement is based on the proposed tree removal identified for the project. Should a compensatory replacement area be identified as mitigation, it shall be located in coniferous forest habitat, similar to where tree removal is proposed, and shall be protected through the establishment of a conservation easement, deed restriction, covenant, or other instrument running with the land in perpetuity reflecting the restrictions applicable to these lands.

The replanting of any disturbed areas as a result of the proposed redevelopment shall be done in consultation with a qualified botanist to ensure that no non-native species are planted on site. All replanting of disturbed areas as identified on the replanting plan shall be replanted with native species occurring locally in the Martis Valley Community Plan area. **(MM) (PLN)**

5. Following Tentative Map approval, but before submittal of Improvement Plans, the applicant shall provide the Planning Services Division with five full-size prints of the approved Tentative Map for distribution to other County departments, if the approval of the project requires changes to the map. **(PLN)**

IMPROVEMENT PLANS

6. The project is subject to review and approval by the Placer County staff. Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; recreation vehicle storage area(s); fences and walls; noise attenuation barriers; all open space amenities; tree impacts, tree removal, tree replacement areas, entry features, trails, etc. **(PLN)**
7. Non-Motorized Trails: The Improvement Plans shall provide details of the location and specifications of all proposed non-motorized trails -- for the review and approval by County staff and the Department of Parks and Open Space. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements and all easements shall be shown on the Final Map. **(PLN / DPW)**
8. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation -- for the review and approval by County staff (and the Department of Parks and Open Space if maintenance is provided through a CSA). Said landscaping shall be installed prior to the County's acceptance of the subdivision's improvements. **(MMIP) (PLN / DPW)**
9. Prior to Improvement Plan approval, the connection of each existing residence to public sanitary sewers, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's

Estimate. The connection of each existing residence within this project to public sanitary sewers is required. **(EH / ESD)**

10. **mm** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval of each project phase. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Technical review of the Final Map may not commence until the Improvement Plans are approved by the ESD. The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD. **(ESD)**

11. **mm** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by County staff, unless approved under a Timber Harvest Plan as approved by CDF. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(ESD)**

12. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. **(ESD)**
13. **mm** Submit to the Engineering and Surveying Division (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:
 - A) Road, pavement, and parking area design
 - B) Structural foundations, including retaining wall design (if applicable)
 - C) Grading practices
 - D) Erosion/winterization
 - E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
 - F) Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(ESD)**

14. **mm** Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(ESD)**
15. The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division: **(ESD)**
 - A) All existing downstream drainage facilities accepting runoff from onsite flows from the project site to the west property line of the existing residential properties along the west side of Skidder Trail.

16. **mm** Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD). Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

The storm water reduction to pre-project levels shall be accomplished for the entire subdivision, not at each discharge point. Each discharge point shall be evaluated and either pre project flows levels shall be maintained, reduced, eliminated, or increased as long as no adverse impacts are demonstrated downstream. Drainage easements shall be obtained for any increase in flows. Each discharge point shall be reviewed and approved by the ESD. **(ESD)**

17. **mm** Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), coir wattles, settling outlets, diversion dikes, Check Dams (SE-4), dust control measures, and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Infiltration Trenches (TC-10), Vegetated Swales (TC-30), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(ESD)**

18. **mm** Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the

Engineering and Surveying Division evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. **(ESD)**

19. Provide the Engineering and Surveying Division with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**
20. Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. **(ESD)**
21. An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Division prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**
22. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(ESD)**
23. Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. **(ESD)**
24. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with permits/comments from TRPA and/or Lahontan Regional Water Quality Control Board indicating their approval. **(ESD)**
25. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Division for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

GRADING PLANS

26. Prior to the approval of Grading Plans, the applicant shall provide to County staff a Vegetation Management Plan (VMP), prepared by a Registered Professional Forester, that evaluates tree/vegetation removal, and/or trees with disturbance to their driplines, addresses fuel load and fire hazard reduction, and identifies tree plantings designed to enhance wildlife habitat, aesthetic quality and forest health in the forest environment. The applicant shall provide to County staff an implementation plan that demonstrates compliance with the recommendations of the VMP. Tree loss shall be mitigated in accordance with V7. **(PLN)**

27. Include the following standard note on the Improvement Plans: In the event of blasting, three copies of an approved plan and permit shall be submitted to the County not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. **(ESD)**
28. If blasting is required during construction, the developer will notify adjacent landowners of the proposed timeframe for such blasting.
29. Prior to Building Permit issuance for Lots 1, 3, 6, and 11, the applicant shall obtain a Grading Permit for the construction of the driveway. This shall be identified in the Development Notebook for each Lot. **(ESD)**

ROADS / TRAILS

30. Construct subdivision road(s) on- and off-site to a Rural Minor Residential (Plate 102 LDM) standard. All subdivision streets shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM). **(ESD)**
31. Construct a public road entrance/driveway onto Basque Road to a Plate 116, LDM standard. The design speed of Basque Road shall be 30 mph, unless an alternate design speed is approved by the DPW. The longitudinal slope along Basque Road through the intersection with the onsite subdivision road shall be a maximum of 9%. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Division (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate 116 structural section within the Basque Road right-of-way shall be designed for a Traffic Index of 6.0, but said section shall not be less than 3 inch AC/8 inch Class 2 AB unless otherwise approved by the ESD. **(ESD)**
32. Construct one-half of a 32 foot road section where the project fronts Basque Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Division (ESD) and the DPW. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 6.0, but said section shall not be less than 3 inch AC/8 inch Class 2 AB unless otherwise approved by ESD. **(ESD)**
33. Construct a driveway access to the Lot 2 building/improvement envelope with the onsite subdivision improvements to Placer County and servicing fire district standards. In addition, the proposed driveway location to Lot 12 shall be identified during the Improvement Plan process. If the access is proposed from the main on site subdivision road, then the driveway shall be constructed to the Lot 12 building/improvement envelope with the onsite subdivision improvements to Placer County and servicing fire district standards. **(ESD)**
34. On lots where subdivision roadway cuts/fills exceed 4 feet in vertical height (as measured from finished road grade) or driveway grades would exceed 12% at any reasonable access location, the

driveways shall be included in the Development Notebook with specific development standards for that lot and with appropriate CC&R restrictions and notification to the satisfaction of DRC. Said driveways shall have a paved width of not less than 10 feet, a minimum structural section of 2 inch AC/4 inch AB, and shall extend from the roadway edge not less than 50 feet into the lot, or as deemed appropriate by the Engineering and Surveying Division (ESD). These driveways shall be constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district and the ESD. **(ESD)**

35. **mm** Construct an emergency access road from the end of the main cul-de-sac roadway to the existing Lower Sawmill Maintenance Road. The emergency access road shall be 14 feet wide with 1 foot shoulders on each side and shall be capable of supporting a 40,000-pound emergency response vehicle. The road improvements shall be constructed to the satisfaction of the NCSD, NSFD, and CDF. The emergency access road and storm drainage shall be maintained by the project Homeowners Association. **(ESD)**
36. Construct emergency access gates across the emergency access road at the end of the on site subdivision road cul-de-sac and across the existing Lower Sawmill Maintenance Road just south of the encroachment of the emergency access road to the satisfaction of the NCSD, NSFD, and CDF. **(ESD)**
37. Roadway improvements, constructed with each project phase, shall include adequate vehicular turn-around improvements (cul-de-sac or hammerhead) and easements as required by the Engineering and Surveying Division. **(ESD)**
38. Construction vehicles' access during construction of this project shall be limited to the following location: the Lower Sawmill Maintenance Road by way of the intersection of Northstar Drive and the existing Lower Sawmill Maintenance Road. Temporary construction access onto County roadways shall be shown on project Improvement Plans and shall be improved to the satisfaction of the Engineering and Surveying Division. **(ESD)**
39. Improve the existing Lower Sawmill Maintenance Road from Northstar Drive to the proposed subdivision access road to the following standards: **(ESD)**
 - A) 16 feet wide
 - B) 6 inch compacted aggregate base
 - C) One vehicle turnout located at the midpoint of the road segment
40. Install "Porcupine Hill Construction Vehicle Access Only" signage at the intersection of Northstar Drive and the existing Lower Sawmill Maintenance Road. In addition, install "No Construction Vehicle Access to Porcupine Hill Subdivision" signage at the intersection of Northstar Drive / Basque Road and at the intersection of Basque Road and the onsite subdivision road. All signage shall be shown on the signing plan submitted with the Improvement Plans to the satisfaction of the ESD. **(ESD)**
41. The applicant shall submit a dust control plan with the Improvement Plans for the construction traffic along Lower Sawmill Maintenance Road. Prior to Improvement Plan approval, the applicant shall provide comments from the Northstar Property Owners Association (NPOA) as to the adequacy of the dust control plan. The dust control plan shall be reviewed and approved by the Placer County prior to Improvement Plan approval. **(ESD)**

42. Install a "Caution, Slippery When Wet or Icy" sign (or other appropriate signage) in advance of the proposed Basque Road / Porcupine Hill on site subdivision access road intersection/curve as approved by the ESD. **(ESD)**
43. Proposed road names shall be submitted to the Engineering and Surveying Division (ESD) - Addressing (530-745-7530) for review and shall be approved by the ESD prior to Improvement Plan approval. **(ESD)**
44. Public multi-use trails shall be provided in conjunction with the project as follows. Maintenance of all trails shall be by the Northstar Community Services District.
 - A) A public multipurpose blanket trail easement shall be identified over portions of the Remainder Parcel on the Final Map. Once the Northstar Community Services District (NCS D) has determined the exact location of class 1 trail route, the NCS D will abandon the blanket easement in exchange for a 25 foot wide trail easement. The class 1 trail should be located in the approximate location as identified in Figure 1.2 of the Northstar Community Services District's Northstar Regional Trail Project Feasibility Analysis, dated April 12, 2006 by KB Foster Civil Engineering.
 - B) In locations where the native earth trail, as conceptually identified in the Tentative Map, is within the subdivision boundaries, a 15 foot public multi-purpose trail easement, shall be included on the Subdivision Final Map. All native earth trails shall be constructed to the following standards, unless otherwise approved by the Parks Division: A trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be a minimum of 6 feet (out slope at 3%). The trail tread shall be graded and not exceed 12% slope. Clearing should be 10' above ground, and 1' on each side of the trail tread. Excessive clearing is undesirable. Occasionally widen the cleared area to allow for passing. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use out slopes, grade dips, and lead ditches, in conjunction with in slopes, culverts or bridges. The crossing of any wetland areas shall also be reviewed and approved by County staff, the Department of Parks and Open Space, and the Department of Fish and Game, and shall be bridged (or culvert if approved) to provide public safety while preserving the existing wetlands habitat. **(DPW)**

PUBLIC SERVICE

45. Provide to County staff "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:
 - A) Southwest Gas
 - B) Liberty Energy
 - C) NCS D
 - D) TTSA
 - E) TSD
 - F) ATT/Cable TV Provider
 - G) Water District
 - H) Tahoe Truckee Sierra Disposal Company, Inc.

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) they shall not be required again. **(ESD)**

46. Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to

County staff from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. **(ESD)**

47. Prior to the approval of the Improvement Plans, provide County staff with proof of notification (in the form of a written notice or letter) of the proposed project to:
- A) TTUSD
 - B) The Placer County Sheriff's Office **(ESD)**
48. Concurrent with the approval of the Final Subdivision Map(s) by the Board of Supervisors, the developer shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex to a pre-existing ZOB or Lighting and Landscape District (L&L), as directed by County, to provide adequate funding for services to the project. The ZOB shall be created in accordance with the procedures required by Proposition 218 and related statutory provisions. With the proposed Final Subdivision Map(s), the developer shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to each lot to be established by the Final Subdivision Map(s).

In the event the ZOB is for any reason abolished or otherwise unable to provide the necessary funding to support the services, a homeowners association shall then be established and shall be responsible for providing all services previously funded by the ZOB.

The ZOB shall fund the following services at a service level defined by County: **(DPW)**

- A) Snow Removal
- B) Road Maintenance
- C) Storm drainage maintenance for conveyance facilities located within public easements excluding structural stormwater quality enhancement facilities (BMPs).
- D) Maintenance of trails
- E) Participation in the Martis Valley Cumulative Water Quality Monitoring Program, per requirements of the County's Martis Valley Community Plan. Such participation may include payment to the Department of Public Works of an initial one-time fee of \$30.82 per equivalent single-family residential unit for monitoring plan development, on-going participation in a County Service Area (CSA) for program implementation, and/or project specific water quality monitoring efforts funded and performed in the manner specified by the Department of Public Works. **(PLN)**

GENERAL DEDICATIONS / EASEMENTS

49. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Division (ESD): **(ESD)**
- A) Dedicate to Placer County a 40 foot-wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways for road and utility purposes. After completion of improvements, said roads may be accepted into the County's maintained mileage system. **(ESD)**

- B) Dedicate to Placer County one-half of a 60 foot-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Basque Road, Skidder Trail, and Northstar Drive, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of DPW. **(ESD)**
- C) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
- D) 12.5 foot multi-purpose easements adjacent to all highway easements. **(ESD)**
- E) Slope easements for cuts and fills outside the highway easement. **(ESD)**
- F) Drainage easements as appropriate. **(ESD)**
- G) Dedicate to Placer County a 40 foot-wide emergency access, public utility, and public support easement across the proposed emergency access road from the end of Porcupine Hill Court to the SR 267 right-of way along the alignment shown on the Tentative Map as approved by the ESD. **(ESD)**
- H) Designate a "no access" strip on Lot(s) 5, 6, 10, 11, 12 onto Lower Sawmill Maintenance Road. In addition, designate a "no access" strip along the Lot 5 and 6 frontages to both sides of the Emergency Access Easement located within each Lot. **(ESD)**
- I) Snow storage easement 30 feet in width adjacent to the onsite subdivision roadways. **(ESD)**
- J) Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. **(ESD)**
- K) Easements as required for installation and maintenance of fuel reduction areas by the homeowners' association. **(ESD)**
- L) Dedicate to Placer County, a public multi-use trail easement across all existing and proposed onsite trails, as shown on the Tentative Map; and to the satisfaction of the Department of Parks and Open Space and ESD. **(ESD)**

CULTURAL RESOURCES

50. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(MM) (PLN)**

51. Prior to submittal of Improvement Plans, the applicant shall provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary

halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.

The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.

These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils. **(MM) (PLN)**

FEES

52. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$2,530 for projects with Environmental Impact Reports and \$1,830 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. NOTE: The above fee shall be submitted to the Planning Services Division within five days of final project approval. **(PLN)**

53. **mm** This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$3,528 per single family residential unit. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(ESD)**

54. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee for single-family housing is currently \$690 per lot to be paid at final map and \$3,680 per unit due when a building permit is issued.) **(PLN / DPW)**

ENVIRONMENTAL HEALTH

55. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. **(EH)**

56. Construction Activities shall be limited to the hours of 7:00 AM to 7:00 PM weekdays, and 9:00 AM to 7:00 PM Saturdays. Construction activities on Sundays and federal Holidays shall be prohibited, unless an exception is granted by the Placer County Community Development Resource Agency.

In addition, temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by County staff, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Please Note: Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(EH / ESD / PLN)**

57. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Lahontan RWQCB. **(EH)**

58. Please Note: If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EH)**

59. The project CC&Rs shall provide for the following:

A) Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The property owners association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. **(EH)**

AIR QUALITY

60. The applicant shall submit to the District and receive approval of a Construction Emission / Dust Control Plan prior to groundbreaking. The applicant proposed dust control measures shall be included in this plan. The applicant shall comply with District Rule 228, Fugitive Dust and suspend all grading operations when fugitive dust exceeds District Rule 228, Fugitive Dust limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance with District Rule 228, Fugitive Dust. Visible dust emissions are not allowed beyond the boundary line and are not to exceed 40 % capacity.

61. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road heavy-duty and on road-equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired in 72 hours.

62. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet

meets the requirements listed in this measure.

http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls

63. No open burning of removed vegetation during infrastructure improvements.

64. Minimize idling time to five minutes for all diesel power equipment.

65. Comply with the Martis Valley Air Quality ordinance.

MISCELLANEOUS

66. Prior to Improvement Plan approval, an Emergency Preparedness Evacuation Plan (EPEP) for the residential development shall be submitted to the Planning Services Division for review and approval by County staff. The EPEP shall address protocols for emergency events, such as fire, avalanche, seismic and flood protection measures. Specifically, the EPEP shall comply with Goal 6.J and Policies 6.J.1. and 6.J.2 of the Martis Valley Community Plan requiring that the EPEP be prepared and implemented consistent with Government Code Section 65302(g) and the Placer Operational Area Eastside Emergency Evacuation Plan (Update 2015). **(PLN)**

67. Prior to recordation of the Final Subdivision Map(s), the Placer County standard "remainder note" must appear on the face of the recorded subdivision Map(s) to designate a remainder. Pursuant to Government Code, Section 66424.6 the remainder is not being created for the purpose of sale, lease, or financing. Prior to any sale thereof, the owner shall comply with the applicable provisions of Government Code, Section 66424.6. **(ESD)**

68. The Improvement Plans shall show the location of any entrance structure/monument proposed by the applicant for the review and approval by County staff. Any entrance structure / monument proposed shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Division, and shall not be located within the right-of-way or Multi-Purpose Easement (unless comments are provided from all utilities allowing the encroachment). Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3 feet in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). **(ESD)**

69. Any future gated entry feature proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the discretionary permit. **(ESD)**

70. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

71. No lot shall be further divided. **(PLN)**

NOVEMBER 2007 – BOS
DECEMBER 2016 – PC
JANUARY 2019 – PC
DECEMBER 2019 – PC
AUGUST 2023 - PC

72. Approval of this Tentative Map is subject to the approval of the Board of Supervisors of a Rezoning to RS-1 or a similar zone district which permits the project's proposed density and design. **(PLN)**
73. No lot shall be divided by a tax district boundary. **(PLN)**
74. The Improvement Plans and Final Subdivision Map(s) shall include a note stating that driveway lengths shall be a minimum of 20 feet as measured from the edge of pavement, back of curb, or back of sidewalk (where proposed) to the face of the garage for all units. **(ESD)**

CONDITIONS, COVENANTS & RESTRICTIONS (CC&Rs)

75. Prior to recordation of the Final Subdivision Map(s), Conditions, Covenants and Restrictions (CC&Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Division, County Counsel, and other appropriate County Departments. CC&Rs shall be recorded concurrently with the filing of the Final Subdivision Map and shall contain provisions / notifications for:
- A) The applicants shall create a Homeowners' association with certain specified duties / responsibilities including the enforcement of all of the following notifications.
 - B) None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County.
 - C) A note shall be included that states that: Maintenance of all water quality Best Management Practices (BMPs) shall be the responsibility of the Homeowners' association. Inspection of these BMPs shall be conducted at least annually. Maintenance records and proof of inspections shall be retained on site, and shall be available for County review upon request.
 - D) A note shall be included that states that: Homeowners' association is required to maintain any stormwater detention facilities.
 - E) A note shall be included that states that: Maintenance of the on-site emergency access road and easement is the responsibility of the Homeowners' association.
 - F) A note shall be included that states that: All restrictions not monitored by Placer County shall be monitored and enforced by the Homeowners' association. **(ESD)**
 - G) Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. **(MM) (PLN)**
 - H) Notification to all lot owners of the requirements to submit all building plans and site/grading plans to the homeowners' association Architectural Review Committee prior to submittal to Placer County for Building Permits. Building plans shall comply with architectural guidelines, building setbacks, height restrictions, building coverage, grading restrictions (i.e., concrete slab foundations), no pad grading (see Cond. # g2), and other conditions of approval. Efforts should be made to locate residences away from sensitive areas such as trees, rock outcrops, etc. **(MM) (PLN)**
 - I) Notification to the future owners of affected lots that are located adjacent to common area lots, regarding the provision of an access easement to the homeowners' association for maintaining fencing around the perimeter of such lots. A minimum 24-hour notification to affected homeowners shall be provided prior to any work by the homeowners' association. **(PLN)**
 - J) Applicant or Homeowners' association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. **(ESD)**

- K) Notification to future owners that inspections of stormwater facilities/BMPs shall be conducted by the Homeowner's association at least annually and maintenance records and proof of inspections shall be retained. **(ESD)**
- L) The notification to lot owners that construction of driveways that exceed 12 percent gradient (gravel surface) or 15 percent (all weather surface) may impair emergency and construction vehicle and equipment access to building sites. **(ESD)**
- M) Notification to future owners of Lots (including the Remainder Parcel) that have permanent Best Management Practices (BMPs) installed on the lot, of the annual maintenance requirements and that BMPs shall not be removed unless to replace with a more efficient BMP. **(ESD)**
- N) Notification to the future owners that no structures, including solid fencing over three (3) feet in height, may be installed in front setback or street side setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030B1 of the Placer County Zoning Ordinance). **(PLN)**
- O) Each new property owner shall be provided with a copy of the Development Notebook page(s) applicable to the subject lot, including plot plans and all use restrictions. **(PLN)**
- P) A note shall be included that states that: Driveway lengths shall be a minimum of 20 feet as measured from either the edge of pavement, back-of-curb, or back of sidewalk where proposed (whichever is greater) to the face of the garage for both the multi-family units and the single family units. **(ESD)**
- Q) Notification to the future owners that no parking is permitted along the subdivision roadways and that parking is only permitted within the 20 foot driveway area in front of the garage. **(ESD)**
- R) Notification to future owners of the location of all public trail easements within and adjacent to the development both constructed and vacant.

76. Covenants, Conditions and Restrictions (CC&Rs) in draft form shall be submitted to the Engineering and Surveying Division for review pursuant to Section 16.28.060 together with an index identifying the specific CC&R section that corresponds with each applicable condition of approval. The CC&Rs shall contain provisions to satisfy all applicable conditions of approval imposed on the conditionally approved vesting tentative map and County Code including the identification of an entity or entities that will be empowered to levy assessments and perform all the work needed for the upkeep of subdivision improvements. Where condominium units are approved for creation, the CC&Rs may designate the property owner as the entity responsible to maintain all improvements required as a condition of the Vesting Tentative Map until such time that an Association is formed to perform such maintenance. The CC&Rs shall reference any Annexation to a previously established set of CC&Rs may satisfy this requirement. The executed and approved CC&Rs shall record concurrently with the final map and each document shall reference the recording information of the other. **(ESD)**

EXERCISE OF PERMIT

- 77. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. **(ESD)**
- 78. Prior to the County's recordation of the Parcel Map or Final Map, submit to the Engineering and Surveying Division the map in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. **(ESD)**

79. The applicant shall have 12 additional months to exercise this fourth and final Extension of Time for this Tentative Subdivision Map. Unless exercised, this approval shall expire on May 6, 2024. **(PLN)**

NOVEMBER 2007 – BOS
DECEMBER 2016 – PC
JANUARY 2019 – PC
DECEMBER 2019 – PC
AUGUST 2023 - PC



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NOTICE OF AVAILABILITY

MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Porcupine Hill Subdivision (PSUB T20051181)

PROJECT DESCRIPTION: Proposed a 12-lot single-family development, averaging 3.85-acre per lot, residential and recreational subdivision.

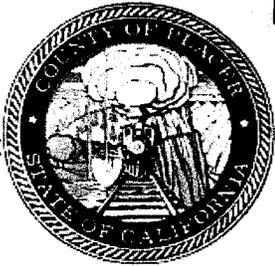
PROJECT LOCATION: Approximately six miles southeast of Truckee via State Route 267, off of Skidder Trail Road in North star, Placer County

PROPONENT: Booth Creek Ski Holdings, 10049 Martis Valley Rd, Ste G, Truckee, CA 96161, 530-550-2257

The public comment period for this document closes on **September 10, 2007**. A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter (3091 County Center Drive, Auburn, CA 95603) and at Truckee Public Library. Property owners within 300 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Peg Rein, 530-745-3075, at the Environmental Coordination Services between the hours of 8:00 a.m. and 5:00 p.m.

Newspaper: Tahoe Daily Tribune

Publish date: Tuesday, August 14, 2007



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
 COORDINATION
 SERVICES**

Gina Langford, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Porcupine Hill Subdivision	Plus# PSUB T20051181
Description: Proposed a 12 single-family, averaging 3.85-acre per lot, residential and recreational subdivision.	
Location: Approximately six miles southeast of Truckee via State Route 267, off of Skidder Trail Road in Northstar.	
Project Owner: Trimont Land Company, PO Box 129, Truckee, CA 96160 530-562-2244	
Project Applicant: Booth Creek Ski Holdings, 10049 Martis Valley Road, Suite G, Truckee, CA 96161 530-550-2257	
County Contact Person: Crystal Jacobsen	530-745-3085

PUBLIC NOTICE

The comment period for this document closes on **September 10, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Truckee Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED 08/07/2007
 Through _____
 JIM McCAULEY, COUNTY CLERK
 By [Signature]
 Deputy Clerk



John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Porcupine Hill Subdivision	Plus# PSUB T20051181
Entitlements: Rezone, Conditional Use Permit, Tentative Subdivision Map	
Site Area: 266.6 acres	APN: 110-030-061
Location: Approximately six miles southeast of Truckee via State Route 267, off of Skidder Trail Road in Northstar.	
<p>Project Description: The project includes the request for a Conditional Use Permit and Vesting Tentative Subdivision Map, to allow for the creation of 12 new single-family residential lots on 48.6 acres of the site and leaving a 218.04-acre remaining lot. Lot sizes will average 3.67 acres, with future residences to be constructed as primarily custom homes constructed by individuals other than the applicant. Building envelopes have been identified on each lot in order to maintain vegetative screening, utilize existing tree openings, preserve existing drainages, avoid slopes of greater than 25% and minimize earth disturbance associated with the future development of improved areas. The project will be accessed off of Basque Road in the Northstar area, with the home site located directly behind existing single-family residences located along Skidder Trail Road.</p> <p>The project also includes a request for a rezoning of 60 acres of the site, which is currently zoned RS-5 AC MIN (Residential Single-Family, Combining a 5-Acre Minimum Lot Size): 48.6 acres will be rezoned to RS-1 acre minimum lot size, while the 11.4 acres will be zoned to FOR-B-X 160-AC MIN (Forestry, Combining a 160-Acre Minimum Lot Size). The remainder of the site will maintain its current zoning of FOR-B-X 160-AC MIN.</p> <p>Utility infrastructure for the proposed project will be extended by the existing infrastructure which serves surrounding subdivisions. Water will be supplied by the existing Northstar Community Services District (NCSD) water main located along Lower Sawmill Flat Road, which parallels the project's western boundary.</p> <p>The project includes the realignment and construction of a segment of the Tompkins Memorial Trail system. The project site includes a secondary ingress/egress fire road at the northern end of the subdivision, which will provide emergency access to the site, as well as a direct connection to the existing Lower Sawmill Maintenance Road.</p>	

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	RS-B-X 5 AC. MIN. (Residential Single-family, Combining 5-Acre Minimum Lot Size); FOR-B-X 160 AC. MIN. (Forest, Combining a 160 Acre Minimum Lot Size); and O (Open Space)	Low Density Residential 1-5 Dwelling Units Per Acre; and Forest 40-640 Minimum; and Open Space	The project site is undeveloped, located at an elevation between 5,950 and 6,100 feet. Slopes within the project site generally vary between 15 and 25 percent. Middle Martis Creek borders the site along the far northeast end. The site contains two unimproved access roads, one along the northern end of the site, connecting to State Highway 267 and one along the western end of the site, to the east of the existing residences located along Skidder Trail Road. The site is dominated by open mixed conifer forest habitat with an understory of sagebrush and grasses. Existing trees on-site are young to middle age, due to past logging activities on the subject property. The site includes three dry swales on the western portion of the site, which do not support wetland vegetation.
North	O (Open Space)	Open Space	Parcels are undeveloped open space lands, with Middle Martis Creek running along the northeast portion. They include similar vegetation as the subject property, with moderate mixed conifer tree coverage, as well as sagebrush and grassland areas.
South	RES-UP-DS (Resort, Combining a Required Use Permit and Design Scenic Corridor) and RM PD=15 (Residential Multi-Family, Combining a Planned Development of 15 Units Per Acre)	Forest, Combining a 40-640 Acre Minimum Lot Size; and Tourist/Resort Commercial	Parcels are developed with commercial uses, including the Northstar Lodging Office and Gas Station, Northstar administration facilities. Northstar Drive runs from east to west. Parcels contain similar vegetation to the subject property, with moderate mixed conifer tree coverage.
East	RF-B-X-10 AC MIN (Residential Forest, Combining 10 Acre Minimum Lot Size); and O (Open Space)	Forest Residential 2.5-10 Acre Minimum Lot Size; and Open Space	Property is undeveloped, with State Highway 267 and Middle Martis Creek running from north to south. The property contains similar vegetation as the subject parcel, with moderate mixed conifer tree coverage and sagebrush and grasslands.
West	RS (Residential Single-Family)	Low Density Residential 1-5 Dwelling Units Per Acre	Property contains small-lot subdivisions; parcels developed with single-family residences. Parcels contain similar vegetation as the subject property, with moderate mixed conifer tree coverage. Parcels are accessed off Skidder Trail Road.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs and project-specific analysis summarized herein is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site and it has

been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ County-wide General Plan EIR
- ➔ Martis Valley Community Plan EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd, Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings, within a state scenic highway? (PLN)			X	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- All Items:

The project includes the development of 12 residential single-family lots and the project site lies within the outskirts of or along the border of the Martis Valley, which is considered a Scenic Resource in the Martis Valley Community Plan. The Community Plan contains policies which reflect the protection of the visual and scenic resources of Martis Valley, including the requirement to incorporate design and screening measures to minimize the visibility of structures and graded areas. The development of the residential lots has been proposed along the western portion of the subject property, bordering existing residential uses. In this location, the lots are located on the lower elevations of the western slope of the property, thereby maintaining the vegetation on the higher slopes to the north and the east, providing an elevated, vegetated buffer between the proposed lots and Martis Valley and State Highway 267.

Building envelopes have been identified for all lots and are located in areas with existing tree openings, minimizing tree loss and utilizing the existing tree coverage as vegetative screenings. In addition, a visual analysis has been submitted, which indicates that the proposed residential lots and subsequent residences will be largely screened from the view shed of the Martis Valley. Because of this, any adverse impacts on scenic resources are considered less than significant. No mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

The project site is located in Residential Single-Family, Forest and Open Space zone districts and is currently surrounded with residential, open space and commercial uses. The proposed project does not include the conversion of agricultural lands or involve other changes to the existing environment which will result in a conversion of agriculture lands; nor does the project conflict with any General/Community Plan policy or zoning related to agricultural use.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

Discussion- Item III-1:

This project will not conflict with the Air Quality Plan.

Discussion- Item III-2:

This proposed project is located in the Mountain Counties Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project description, the project will result in an increase in regional and local emissions from construction and operation.

The project related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, fireplaces/woodstoves, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, short-term construction operational emissions for NOX will exceed the District's threshold of 82 lbs/day. Long-term operational emissions are expected to be below the District's thresholds. In addition, the project is located in Martis Valley. There is the Martis Valley Air Quality Ordinance that requires EPA Phase II certified wood stoves. The project applicant has proposed mitigation measures have been revised and/or omitted. The mitigation measures proposed below will reduce the project's air quality impacts. Thus, air quality impacts associated with the project will be less than significant with the following mitigation measures:

Mitigation Measures- Item III-2:MM III.1

Construction:

- The application shall submit to the District and receive approval of a Construction Emission/Dust Control Plan prior to groundbreaking. The applicant proposed dust control measures shall be included in this plan. The application shall comply with District Rule 228, Fugitive Dust and suspend all grading operations when fugitive dust exceeds District Rule 228, Fugitive Dust limitations. An application representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance with District Rule 228, Fugitive Dust. Visible dust emissions are not allowed beyond the boundary line and are not to exceed 40% opacity.

- Construction equipment exhaust emissions shall not exceed District Rule 202 *Visible Emission* limitations. An application representative, CARM-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road heavy-duty and on road-equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired in 72 hours.
- The project shall provide a plan for approval by the District demonstrating that heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The district should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of other late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products and/or other options as they become available. Contractors will access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls
- No open burning of removed vegetation during infrastructure improvements. Vegetative material shall be chipped or delivered to waste energy facilities.
- Minimize idling time to five minutes for all diesel power equipments.
- Use lower sulfur fuel for stationary construction equipment.

Operational:

- Install low nitrogen oxide (NOx) hot water heaters.
- Comply with the Martis Valley Air Quality ordinance.
- Use of low VOC coatings per District Rule 218 *Architectural Coatings*.

Discussion- Item III-3:

The project will not result in a cumulative considerable net increase of any criteria under any Air Quality Standards.

Discussion- Item III-4:

The project will not expose sensitive receptors to substantial pollutant concentrations.

Discussion- Item III-5:

The project will not create objectionable odors affecting substantial numbers of people.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X

5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2,3,4,5,6,8:

The project site consists of 266.6 acres, containing three dry swales and a landscape dominated by mixed conifers, sagebrush and grasses. The proposed project will result in the residential lot development of 48.6 acres of the site along the western portion of the property.

Biological Resources Surveys for the project site were prepared in November 2002, and updated in December 2006 by EDAW, Inc. Said report concludes that no special-status wildlife or plant species were observed during the surveys and no evidence of the presence of these species was found. The report notes that the project site does provide potential habitat for some forest associated special status species, however the probability of these species occurring is considered low. In addition, the report notes that the open space area located along the eastern end of the site does not contain any wetlands. Because the site does not contain any special-status wildlife or plant species and because it does not contain any wetlands, there are no impacts to sensitive or special status species, endangered species, riparian habitat, wetlands, or movement of special wildlife species or migratory fish, nor does the project conflict with habitat conservation plan policies.

Discussion- Item IV-7:

Biological Resources Surveys for the project site were prepared in November 2002, and updated in December 2006 by EDAW, Inc. Said report concludes that the Porcupine Hill property is dominated by open mixed conifer forest habitat with an understory of sagebrush and grasses. The report notes that the site is actively managed for fuel control and timber and has been logged in the past. Existing trees are primarily of young to middle age classes. Some older age class trees exist, however they are few and scattered.

Tree counts have been conducted for all areas of the proposed potential development, including the main road accessed of Basque Road, the two proposed cul-du-sacs, and the identified driveways and building envelopes. Approximate tree removal associated with the development includes 206 trees removed as a result of the roadway improvements, and 104 trees removed as a result of building envelopes and driveways, with a total approximate tree removal count of 310. Because of the tree removal associated with the proposed development, the project may conflict with the Placer County Tree Preservation Ordinance and/or the Martis Valley Community Plan's Natural Resources Section with regard to the preservation of native trees and other vegetation in the Martis Valley (Section IX.B.[9.E.]), unless adequate mitigation for such removal is provided.

Mitigation Measures:

MM IV.1 Tree Removal: Trees identified for removal shall be mitigated through the following:

- Replacement with comparable species on-site or at an off-site priority area (i.e., priority areas shall be locations in the greatest need of reforestation in the region, such as burned areas. A Registered Professional Forester (RPF) shall provide the DRC with a silvicultural prescription for the reforestation, including details on the types of seedlings to be used, the density of plantings, species composition, methods of irrigation, and schedule for completion) to be reviewed and approved by the DRC, or through payment of in-lieu fees as follows:
- The project proponent shall provide an environmental document from a qualified professional to develop and implement a plan to replace lost habitat function and values by enhancing appropriate habitats that replaces these lost values and accounts for temporal loss (i.e. at a compensatory replacement ratio of not less than 2:1, or payment into the Placer County Tree Preservation Fund equal to 2:1 replacement (based on acreage) based upon purchase of a conservation easement and endowment payment). The compensatory

mitigation requirement is based on the proposed tree removal identified for the project. Should a compensatory replacement area be identified as mitigation, it shall be located in coniferous forest habitat, similar to where tree removal is proposed, and shall be protected through the establishment of a conservation easement, deed restriction, covenant, or other instrument running with the land in perpetuity reflecting the restrictions applicable to these lands.

- The replanting of any disturbed areas as a result of the proposed redevelopment shall be done in consultation with a qualified botanist to ensure that no non-native species are planted on site. All replanting of disturbed areas as identified on the replanting plan shall be replanted with native species occurring locally in the Martis Valley Community Plan area.

MM IV.2 Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map.

No development of the site, including grading, will be allowed until this mitigation is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)		X		
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)		X		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)		X		

Discussion- Items V-1,2,3,6:

A Cultural Resources Assessment of the proposed project was prepared in 2001, by EDAW, Inc., and was updated in December 2006. Said report notes that the site was subjected to intensive cultural resources inventory, which resulted in the documentation of a single chert flake and a small late-stage obsidian biface on the property. Such artifacts indicated that the site was the focus of at least sporadic early Native American occupation and activities. While the survey did not document any significant cultural remains on the project site, the proposed development and disturbance of the site may result in adverse cultural impacts. The following standard conditions of approval will be required as part of the projects permits.

If an inadvertent discovery of cultural materials is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist will be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per the CRHR and develop appropriate mitigation.

In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project proponent shall immediately halt potentially damaging excavation in the area of the burial and notify the Placer County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains with 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination. Following the coroner's findings, the property owner, contractor, or project proponent, an archaeologist and the NAHC-designated Most Likely Descendent (MLD) shall ensure that additional human interments are not disturbed.

Upon the discovery of Native American remains, the procedures above regarding involvement of the County Coroner, notification of NAHC and identification of a MLD shall be followed. The landowner shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains may be discussed; concerned parties may extend discussion beyond the initial 48 hours to allow for the discovery of additional remains.

The landowner shall comply with one or more of the following:

- record the site with the NAHC or the appropriate Information Center
- utilize an open-space or conservation zoning designation or easement
- record a document with the County in which the property is located.

The landowner or its authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance in the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also re-inter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD and mediation by the NAHC fails to provide measures acceptable to the landowner.

Discussion- Items V-4,5:

The project site is currently undeveloped and the project includes the development of 12 residential single-family lots. Because the site is currently undeveloped and is not currently used for sacred or religious purposes, the proposed project will not result in negative impacts to unique cultural values, nor will it restrict existing religious or sacred uses.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		

4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)		X		

Discussion- Items VI-1,4,8:

A preliminary Geotechnical Report was prepared for the project. Near surface soils consisted predominantly of silty sand and silty sandy gravel to depth of about 2 to 6 feet. Below these near surface soils, light gray friable to weak volcanic ash was encountered to the maximum depth explored of 7 feet. In the northern part of the site, the soil consisted of silty, sandy cobble gravel to a depth of 1.5 feet. Below this near surface gravelly soil was a 0.5 foot thick layer of red gray sandy clay, underlain by highly weathered and closely fractured gray andesite rock. The Report does not identify any unique geologic or physical features for the soil and did not identify any severe soil limitations. Construction of residential homes and associated roadways will not create any unstable earth conditions resulting in liquefaction or change any geologic substructure. The construction of the project will also not result in the modification of any unique geologic feature.

Discussion- Items VI-2,3:

This project proposal will result in the construction of 12 single family residential homes with associated infrastructure including roadway, sewer, drainage and water. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for on-site home sites, roadway improvements, foundations and various utilities. Approximately 6.25 acres of the 50 acres site will be disturbed by grading activities. The project grading will result in approximately 13,000 cy of cut and 11,000 cy of fill. The project grading is proposed to balance on site. However, if an earthwork balance is not accomplished, approximately 3,500 cy of soil may be exported from the site. Any soils exported from the site will be either shown in the project Improvement Plans, show on a Grading Permit application, or transported to a previously approved fill site. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes soil cuts and fills of approximately 4'- 5' typically and in certain locations up to approximately 10' to 13' as identified on the preliminary grading plan. The project's site specific impacts associated with soil disruptions and topography changes will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by

a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC, unless approved under a Timber Harvest Plan as approved by CDF. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- Road, pavement and parking area design
- Structural foundations, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainage ways by transporting erosion from the disturbed area into the drainage ways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project will increase the potential for erosion impacts without appropriate mitigations. The project's site specific impacts associated with erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

MM VI.4 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Storm Drain Inlet Protection (SE-10), Velocity Dissipation Devices (EC-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), coir wattles, settling outlets, diversion dikes, Check Dams (SE-4), dust control measures and revegetation techniques.

MM VI.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Item VI-7:

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The project will be constructed in compliance with the California Building Code, which includes seismic standards.

Discussion- Item VI-9:

The project Geotechnical Report identified a thin layer of clay soil overlying near surface rock in the northern part of the site. The clay soil has poor support characteristics and potential shrink and swell characteristics. The Geotechnical Report includes specific recommendations for project design and construction. The project's site specific impacts associated with expansive soils will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-9:

Refer to text in MM VI.3

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X

5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Item VII-1:

This project will not create a significant hazard to the public or the environment through the routine handling, transport, use or disposal of hazardous materials.

Discussion- Item VII-2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the project description the project will not emit hazardous emissions.

Discussion- Item VII-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and will not create a significant hazard to the public or the environment.

Discussion- Items VII-5,6,7:

The proposed project falls within the Truckee-Tahoe over flight zone and Land Use Plan. However, the development of 12 new residential lots in an area with existing residential uses will not result in a safety hazard for people residing or working on the project. In addition, although the potential for wildfires in the Lake Tahoe region exists, the proposed development of 12 residential lots in an area with existing residential uses will not increase the existing fire hazards in the area. Because of this, no hazardous impacts will result from the development of the proposed project.

Discussion- Item VII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping have the potential to breed mosquitoes. As a condition of this project, it is required that drip irrigation be used for landscaping areas. No mitigation measures are required.

Discussion- Item VII-9:

The project will not expose people to existing sources of potential health hazards.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X

2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake and Rollins Lake? (EHS, ESD)		X		

Discussion- Item VIII-1:

The project will not violate any potable water quality standards as it will be served by a public water entity.

Discussion- Items VIII-2,11:

This project is for a 12-lot subdivision and proposes to use publicly treated water from Northstar Community Service District (NCSD). The water available from NCSD is primarily water from a groundwater source. However, the proposed subdivision's water use is not significant and will not substantially deplete groundwater supplies or alter the direction or rate of flow of groundwater. Thus, the impacts associated with groundwater supplies and the rate of flow of groundwater is less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

A preliminary drainage report was prepared by the applicant's engineer. The pre development drainage from the site includes overland flows, flows within natural swales and roadside ditches and flow through existing culverts. The pre development flows are ultimately conveyed to the west fork of Middle Martis Creek which is located approximately 400' to the west of the most westerly portion of the subdivision (west of Skidder Trail). The project has analyzed a drainage system that will slightly change the on site drainage patterns due to the construction of the proposed roadway and home construction, however, the project will maintain discharge locations from the site at pre development locations. Some existing discharge locations convey flow onto downstream private residences. The project has also analyzed eliminating flows that are conveyed onto private property and routing these flows to locations where land is available to convey additional flows without impacting private property owners. The proposed improvements change the direction of existing on site surface water runoff due to the proposed on site improvements. However, the change in direction from existing on site surface runoff is considered less than significant as the overall on site watershed runoff remains in the same direction and conveyed to the west fork of Middle Martis Creek. No mitigation measures are required.

Discussion- Item VIII-4:

The proposed project will increase impervious surfaces including on site parking areas and buildings, which typically increases the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The post project flows identified in the report indicated an increase in flows from pre development levels within certain sub watersheds. The project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre development peak flow quantity by installing detention facilities. The project also analyzed eliminating flows that are conveyed onto private property and routing these flows to locations where land is available to convey an increase in additional flows without conveyance through private property. The County also requires an analysis of the project for a winter rain storm condition where the ground is assumed to be frozen. This worst case analysis assumes that the frozen ground acts as an impervious surface. In this scenario, the pre and post development flows will be the same. Therefore, the worst case scenario flows will not change for downstream property owners.

The post development volume of summer runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff. A final drainage report will be prepared with submittal of the improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-4:

Refer to text in [MM VI.1](#)

Refer to text in [MM VI.2](#)

[MM VIII.1](#) Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include:

- Minimizing drainage concentration from impervious surfaces, construction management techniques and erosion protection at culvert outfall locations.

[MM VIII.2](#) Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal and to the satisfaction of DPW. The DPW may, after review of the project drainage report, delete this requirement if it is determined that an alternative drainage conveyance system will be constructed that is not located on downstream private property and does not impact any downstream individual private property owner. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Discussion- Items VIII-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-5,6:

Refer to text in [MM VI.1](#)

Refer to text in [MM VI.2](#)

Refer to text in [MM VIII.1](#)

MM VIII.3 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Infiltration Trenches (TC-10), Vegetated Swales (TC-30), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements will be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

Discussion- Item VIII-7:

This project proposes standard best management practices (BMPs) as it could result in urban stormwater runoff. Thus, the likelihood of this project’s ability to substantially degrade groundwater quality is less than significant. No mitigation measures are required.

Discussion- Items VIII-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project improvements are not proposed within a local 100-year flood hazard area and no flood flows will be impeded or redirected after construction of the improvements. The project site is elevated well above areas that are subject to flooding and is not located within any levee or dam failure inundation area.

Discussion- Item VIII-12:

The proposed project is located within the Martis Creek sub watershed which flows into the Truckee River watershed. Specifically, the project drains into the west fork of the Middle Martis Creek which is located approximately 400’ to the west of the westernmost portion of the project boundary (west of Skidder Trail). Middle Martis Creek (parallels SR 267) and is located approximately 300’ to the north of the northernmost portion of the project area. The proposed project’s impacts associated with impacts to surface water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-12:

- Refer to text in MM VI.1
- Refer to text in MM VI.2
- Refer to text in MM VIII.1
- Refer to text in MM VIII.3

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN)			X	

3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Items IX-1,3,4,5,6,7,8:

The proposed project will result in the residential development of an otherwise undeveloped site. However, because of the small scale of the project and because the proposed residential lots are located along the western portion of the site, clustered near the existing residences along Skidder Trail Road, the project will not result in land use conflicts and therefore will have no impacts. In addition, the proposed rezone and development of 12 residential lots on the subject property has been identified in the Martis Valley Community Plan, as a part of the 3,300 total units to be developed at Northstar. Moreover, the Open Space zoning on the subject property will remain. Because of this, the proposed project does not conflict with any conservation plan policies or other Community Plan policies related to the avoidance or mitigation of environmental effects and therefore there are no impacts.

Discussion- Item IX-2:

The project includes the proposal to rezone 60 acres of the site: 48.6 acres will be rezoned to Residential Single Family, Combining a 1-Acre Minimum Lot Size; and 11.4 acres will be rezoned Forestry, Combining 160 Acre Minimum Lot Size, for consistency with surrounding zoning. The land use designation identified in the Martis Valley Community Plan for the subject property is Low Density Residential 1-5 Dwelling Units per Acre. Based on the land use designation of 1-5 dwelling units per acre, the proposed rezoning to allow for Residential Single-Family, Combining 1-Acre Minimum Lot Sizes is consistent with the Martis Valley Community Plan. Although the proposed lot sizes are not consistent with the existing zoning, they do not conflict with the Community Plan and therefore, impacts related to conflicts with the Community Plan Zoning are considered less than significant. No mitigation measures are required.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

The project includes the development of 12 new residential lots on the subject property. There are no known mineral resources on the site, or delineated in the general area of the site in the Martis Valley Community Plan. Because of this, the proposed project could not result in any negative impacts to mineral resources.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

Discussion- Items XI-1,3:

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that evening and early mornings, as well as all day on Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XI-2:

This project will not create a substantial permanent increase in ambient noise levels in the project vicinity.

Discussion- Item XI-4:

The project is not located within an airport land use plan.

Discussion- Item XI-5:

The project is not located within the vicinity of a private airstrip.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X
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Discussion- Item XII-1:

Because the project includes the development of 12 new residential single-family lots into the community, it will result in an increase to population growth; however this impact is considered less than significant. No mitigation measures are required.

Discussion- Item XII-2:

The project site does not contain existing residential uses and therefore the project will not result in the displacement of existing housing and will have no impact.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- Item XIII-1:

The proposed project does not generate the need for new fire protection facilities as a part of this project.

Discussion- Item XIII-2:

The proposed project does not generate the need for new sheriff protection facilities as a part of this project.

Discussion- Item XIII-3:

The proposed project does not generate the need for new school facilities as a part of this project.

Discussion- Item XIII-4:

The proposed project will result in the creation of 12 new single family residential homes and associated roadways accessed from a County maintained road. If the proposed on site roadways are accepted into the County's maintained mileage system, the development will be required to form or annex into a CSA in order for the residences to fund the County maintenance of the proposed roadways. The project does not generate the need for more maintenance than what was expected with the build out of the Community Plan. No mitigation measures are required.

Discussion- Item XIII-5:

The proposed project is not expected to significantly impact any other governmental services.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

Discussion- All Items:

The project proposal includes the development of 12 new residential single-family lots, and the realignment and construction of a segment of the Tompkins Memorial Trail system. Because the small scale of the trail development and because such development is fairly benign, it will have no negative impact on the environment. In addition, the increase of residential single-family lots and subsequent residences in the community may result in an increased use of existing neighborhood and regional parks; however this impact is considered less than significant. No mitigation measures are required.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)		X		
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- Items XV-1,2:

This project proposal will result in the construction of 12 new single family residential Lots on an existing vacant parcel. The proposed project at build out will generate approximately 5 additional PM peak hour trips and

approximately 53 average daily trips. The Martis Valley Community Plan determined that an increase in traffic was a significant and unavoidable impact. The increases in traffic due to this project are consistent with those anticipated in the Martis Valley Community Plan EIR. For potential cumulative impacts within Placer County, the MVCP includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements helps reduce the cumulative traffic impacts. The increase in traffic generated by this project will not exceed any LOS capacity standards for the Basque Road street segment based on the amount of existing development using Basque Road. In addition, the increase in traffic will not exceed any LOS standards at the intersection of Basque Road and Northstar Drive based on the amount of existing development using this intersection. The proposed project's impacts associated with increases in traffic will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XV-1,2:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$4,332 per residential dwelling unit. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-3:

The roadway cross sections proposed with the project comply with the County standard road sections contained within the Land Development Manual. However, the applicant is proposing a one way road section at the cul-de-sac locations which does not comply with the County cul-de-sac standards. The applicant is proposing to install signage to inform motorists of the one way circulation. The servicing fire district has reviewed the proposed cul-de-sac designs and has not identified any significant impacts.

The encroachment onto Basque Road is proposed to comply with the Placer County Land Development Manual (Plate R-17) standard for vehicle sight distance and safe encroachment dimensions. No mitigation measures are required.

Discussion- Item XV-4:

The servicing fire district has provided comments on the proposed project and has identified an impact from development of the proposed project. The proposed access road includes only one ingress/egress point onto a Basque Road and is over 4,000' long. This roadway length exceeds the allowed roadway length of a dead end road and has the potential for impacts to emergency access. The proposed project's impacts associated with inadequate emergency access will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XV-4:

MM XV.2 Construct an emergency access road from the end of the main cul-de-sac roadway to the existing Lower Sawmill Maintenance Road. The emergency access road shall be 14' wide with 1' shoulders on each side and shall be capable of supporting a 40,000-pound emergency response vehicle. The road improvements shall be constructed to the satisfaction of the NCSD, NSFD and CDF. The emergency access road and storm drainage shall be maintained by the project Homeowners Association.

MM XV.3 Dedicate a 40' wide emergency access easement across the proposed on site emergency access road and across the existing Lower Sawmill Maintenance Road from the project site north to the SR 267 right-of-way.

Discussion- Item XV-5:

The proposed project includes the development of 12 new single-family residential lots. The parking required for such development includes two off-street parking areas for each unit. Because sufficient parking is included with the building envelopes for each lot, there will be no impacts to parking capacity on or off the project site.

Discussion- Item XV-6:

The proposed project will be constructing on site roadway improvements that meet County standards. The project improvements do not create any hazards or barriers for pedestrians or bicyclists.

Discussion- Item XV-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

The project construction and related site improvements will not change air traffic patterns or increase the air traffic levels that result in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Item XVI-1:

Wastewater treatment will be provided by the Northstar Community Services District. The District's wastewater treatment facilities are in compliance with requirements of the Central Valley Regional Water Quality Control Board and will not require expansion as a result of the project. The sewage generated by the proposed project will be typical of residential developments and is not expected to cause the existing facilities to exceed the Regional Board's requirements. No mitigation measures are required.

Discussion- Items XVI-2,6:

Wastewater transmission infrastructure exists to convey the wastewater from the project to the treatment plant and is located within Lower Sawmill Maintenance Road. The project will stub new lines onto the site. New sewer infrastructure will be required to be constructed to NCSO standards. NCSO has not identified any impacts from the proposed project. No mitigation measures are required.

Discussion- Item XVI-3:

The project will not require the construction of new on-site sewage disposal systems as it is served by a public sewer system.

Discussion- Item XVI-4:

This project proposes the construction a storm drain system to Placer County standards. The construction of these facilities will not cause significant environmental effects. No mitigation measures are required.

Discussion- Items XVI-5,7:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of “will-serve” letters from each agency. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Crystal Jacobsen, Chairperson
 Engineering and Surveying Department, Phillip A. Frantz
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Brent Backus
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire / CDF, Bob Eicholtz

Gina Langford

Signature _____ Date August 7, 2007
 Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd, Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
<input type="checkbox"/> _____		

	Environmental Health Services	<input type="checkbox"/> _____
		<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____